

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

October 20, 1993

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PRESENT: Chairman Shirley Ganem; Barbara Jackson, Bill Wiebe, Bob Grott, Bob Garland, Andy Milligan

ABSENT: Tim Sullivan, Paul Kimball, Tony Triolo

Guest: Tyler Phillips

The meeting started at 7:30 a.m. in the Planning Office Conference Room. The Chairman had called to say she had overslept and would be there directly, so the first discussion concerned the report of the EDC Strategy Committee (Ganem, Wiebe, Grott). Bill Wiebe passed out copies, and one will be attached to these minutes.

Wiebe explained that this is the outline the committee is preparing for their presentation to the Board of Selectmen on November 3. They hope that the Selectmen will make a formal declaration that this vision statement is Town Policy. This would establish planning guidelines for all Town groups so that each one does not wind up setting its own vision, and in effect, "reinventing the wheel."

Ganem, Grott and Wiebe will meet again to get this common vision in the form of a resolution and have it written down for the Selectmen to adopt, and set a date for them to take action on it.

The Chairman had arrived by this time, and took over.

ROUTE 28 COMMITTEE - Copies of Rick Chellman's draft ordinance had been distributed to EDC members, and B. Jackson asked everyone to please study it and be prepared to discuss it next Tuesday, October 26 when EDC and the Planning Board will have a joint meeting for that purpose. The meeting will be held at the Wolfeboro Library Meeting Room, and starts at 7 p.m.

WOLFEBORO BOOKLET - Several EDC members had heard from Sharon Severy about the booklet she and Donna had put together last year, and now want to update. They would like to sell EDC a page in it for \$800. All felt they could not justify spending that much money. However, they could rewrite the letter from the Selectmen which appears in the booklet, adding paragraphs about the EDC, the BDC, and the vision for the Town.

BUSINESS INQUIRY - Andy Milligan reported that he had heard from a company in Hammond, NY called Minilog Structures, Inc. They make log birdhouses out of doweling. The owner decided he would like to move to the lakes region and first called Meredith, but got no speedy response. Wolfeboro was his next choice, and Andy and local realtors have been most responsive. They are looking for quarters about the size of Hampshire Pewter. EDC members suggested some possible locations.

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Milligan also told the Committee that he had been talking with the owner of the Wickers Sportswear business, about disposition of the old mill building. He would like to sell the building eventually, and hopes to find an industry like his own to buy it. He would give the Town first refusal, or might lease the property for a year. The group discussed possible Town uses for the property--community or youth center, YMCA, etc. The building's best feature is that it has ground-level access for each of its two floors. Milligan's idea was to use part of the space (downstairs) as a "business incubator" location--a concept he had described at the last EDC meeting.

On a motion by B. Wiebe, seconded by B. Garland, the Committee voted to make a feasibility study of possible Town uses of this building a project, and urged Andy to continue negotiations.

BUDGET - It's that time again and Shirley Ganem reported that there was \$6,500 left which was budgeted for printing - for marketing booklets, etc. that never were completed after Bob Murphy resigned. She would like to use the money this year and asked for suggestions. Tyler Phillips mentioned some soils maps he was working on. Hiring someone to do a labor study of the area was another suggestion.

It was almost 9 a.m. and participants for another meeting were gathering at the door. The Chairman made these last-minute announcements:

- * The Seminar for Workman's Compensation will be held after Thanksgiving.
- * Jeb Bradley is joining the BDC.
- * The EDC needs a new marketing person-bring names next week.
- * Suggestion for EDC was gal at the Farmington Bank (Diane Levine?)

The meeting was adjourned at 9 a.m.

Respectfully submitted,

Rosemary Arctander

Secretary

MEETING REMINDERS - Tuesday Evening, October 26, 7 p.m. at Wolfeboro Library - EDC and Planning Board to discuss Route 28 Committee Draft Ordinance.

Wednesday Morning, October 27, 7:30 a.m. in Planning Office Conference Room - NEXT REGULAR EDC MEETING

EDC STRATEGY COMMITTEE

EDC PRESENTATION TO THE BOARD OF SELECTMEN

GOALS:

1. TO POSITION THE BOARD OF SELECTMEN IN THE TOTAL TOWN PLANNING PROCESS.

- LONG RANGE VIEW
- LEADERSHIP

2. TO ESTABLISH A LONG RANGE STRATEGY FOR THE TOWN. "WHAT" SHOULD BE DONE, TO ACHIEVE OPTIMUM

- ECONOMIC VIABILITY
- SOCIAL ENVIRONMENT
- PHYSICAL ENVIRONMENT
- CULTURAL, EDUCATIONAL, RECREATIONAL OPPORTUNITIES.
- INFRASTRUCTURE
- SAFETY
- ON-GOING MAINTENANCE

3. TO REVIEW THE HISTORY OF THE EDC:

- LEADERSHIP ROLE
- SETTING DIRECTION
- 1980 MASTER PLAN RECOMMENDATIONS #5, #6, #7, #8
- EXPERIENCE WITH "COMMUNITY RENAISSANCE" STRATEGIC

4. ANATOMY OF A LONG RANGE STRATEGIC PLAN

- AIM
- VISION
- GOALS
- PROJECTS — BECOME THE "HOW" TO ACCOMPLISH GOAL

5. PURPOSE :

- ROAD MAP; BLUEPRINT; GUIDELINES
TO BE WELL PUBLICIZED,
- SUPPORTED BY SELECTMEN AND
PLANNING BOARD.
- THE OFFICIAL PLANNING GUIDELINES
- ALL PLANNING RECOMMENDATIONS WILL
BE TESTED AGAINST THESE GUIDELINES

SELECTMEN ESTABLISH THE STRATEGY —

"WHAT" SHOULD BE DONE
DEVELOPED BY EDC AS ADVISERS
TO BOARD OF SELECTMEN

AIM TO FOSTER TEAMWORK, ALL GROUPS
HAVING A COMMON UNDERSTANDING
COORDINATED COMMUNITY EFFORT

6. REVIEW CURRENT STATE OF PLANNING IN TOWN.

- MANY ENTITIES INVOLVED
- LACK OF CENTRAL THEME OR THRUST
- LACK OF COORDINATION
- SHORT TERM VIEW PREVAILS
- INDIVIDUALS HIGHER PRIORITY THAN TOWN