

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

April 14, 1993

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MEMBERS PRESENT: Chairman Shirley Ganem; Members Joan Lovering, Barbara Jackson, Mike Toomey, Andy Milligan, Bob Grott, Tim Sullivan, Bill Wiebe, Paul Kimball, Bob Garland, Tony Triolo; Amanda Simpson, ex officio

ABSENT: Sharon Severy, Bruce Dreisbach

GUEST EXPERT: David Ford, PE, Superintendent of Wolfeboro's Solid Waste Facility and Treatment Plant

Shirley Ganem called the meeting to order at 7:30 a.m. in the First NH Conference Room, and called on Bob Grott for a report from the Strategic Planning Committee.

STRATEGIC PLANNING - EDC ORGANIZATION

Grott asked for comments on the Strategic Planning Committee's report which had been mailed out, based on ideas from the Community Renaissance sessions. They proposed streamlining the EDC by focusing on specific task groups. There was discussion of the number of EDC members--the report recommended 11, but Tim Sullivan felt that was an unwieldy group and 9 was a better number. If there are special subcommittees needed, people with expertise in those subjects could be recruited. Others wanted the broad representation of the larger number. Grott's report recommended eliminating the present committees: zoning, infrastructure, marketing, and inventory, and Ganem questioned dropping marketing. Bill Wiebe explained that under this reorganization, each task force or action team (like Route 28, Downtown, C-3) would be handling all these aspects of its project--including research, news releases, marketing, instead of having a bunch of continuing standing committees.

The Planner recommended attaching this report to Bruce Mayberry's follow-up report after the Community Renaissance program. The materials should stay together.

On a motion by Bob Grott, seconded by Andy Milligan, the EDC voted to accept this report of the Strategic Planning Committee as written.

For the next EDC meeting, the Strategic Planners will present their next report--on the 4 or 5 specific tasks that Mayberry suggested.

ROUTE 28 COMMITTEE REPORT

Tim Sullivan reported that they had met with the Planning Board the evening before, and were given the go-ahead to contract with a consultant. The Board had raised a number of concerns, which led to discussion along the following lines:

* Does Town really need any more light industry? In general, expanding industry increases taxes.

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* 53% of Wolfeboro's tax support comes from non-resident second home owners. Maybe we should expand businesses which support second home owners.

* What kind of jobs should we be creating? The purpose is to diversify the economy and create a balance in job opportunities.

* Perhaps lack of development would be the best use of Route 28.

* We should be nurturing local businesses.

* There will be disagreement on what should be done on 28, but we'll take the criticisms and the positive input and build a consensus.

* Presently Wolfeboro's commercial tax base is about 10%, and probably an optimal figure would be about 20%.

DAVE FORD'S REPORT ON TOWN LAND

Dave has previously been project manager for companies that developed land, and he had prepared a conceptual plan of development possibilities for the Town property on 109A. He first reported that the property has problems: poor soils, rocks, ledge, wetlands, and great variation in topography. The terrain is difficult, but would offer interesting development possibilities. He tacked up the topographic map of the property, with overlays for two possible development schemes.

1. Put in a through road lining up with Beech Pond Road, which would loop around and across the old stump dump, connecting with Wickers Road. This would allow 4 lots: 2.2 acres, 3 acres, 3.6 acres, and 4.5 acres. The road and the water main beneath it would cost about \$100 per foot, or about \$140,000 for the road and water. The lots would best accommodate small buildings, and probably the parking areas and septic systems would have to be in different areas of the lots because of the topography. The road could be continued on into the C-3 area, but that would be a much bigger project.

2. Putting the road in about 100 feet up from Beech Pond Road would not make such a neat intersection, but would avoid wetlands, which are expensive to cross. Using this development plan, the road in would be shorter, going to a cul de sac, which could later be extended. This road would be only 800 feet instead of 1200. That would cut development costs. Dave showed 3 lots in this plan.

Ford said that the most cost effective use of this land would be for small buildings, probably 5-10,000 square foot buildings. They would house probably 10-20 employees. He said he would work out the costs and come up with some more concrete figures.

BUSINESS DEVELOPMENT CORPORATION

Andy Milligan reported that the Selectmen at their last meeting had agreed with the EDC's concept of a separate industrial development corporation, and were sending the agreement to Town Counsel to review.

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The Chairman said she was working on plans to have a meeting at the Wolfeboro Inn with businesses and volunteers for the Business Visitation Program. She is targeting the first week in May, and is thinking of a morning meeting--probably with coffee and Danish. Gretchen Stewart will come to report.

Andy Milligan reported that he had been talking with another prospective business considering moving to town. This is a commercial baker from Saco, Maine who is an organic baker making a sourdough product. He wants to build a cedar log cabin heated by geothermal energy.

The formal meeting ended at this point, and those few left watched a tape of a speech made by Michael Porter of the Harvard Business School at the the New Hampshire Economic Summit.

The next meeting will be on April 28.

Respectfully submitted,

Rosemary Arctander

Secretary

