

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
January 20, 1993

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MEMBERS PRESENT: Chairman Shirley Ganem; Members Bill Wiebe, Robert Garland, Robert Murphy, Andy Milligan, Paul Kimball, Barbara Jackson, Bob Grott, Bruce Dreisbach, Joan Lovering, Mike Toomey; Amanda Simpson, ex officio.

ABSENT: Tim Sullivan, Tony Triolo, Eric Piper, Sharon Severy

Chairman Shirley Ganem called the meeting to order at 7:30 a.m. in the First NH Bank Conference Room, and announced that the Selectmen had voted to place the Amendment creating a new C3 Commercial District on the ballot. She passed out copies of the 1/6/93 Draft of the Amendment. It will be presented at the Planning Board's January 26 Amendment Hearing, when the Board will vote whether to recommend it or not. Ganem hoped that a number of EDC members would attend the hearing. The Chamber of Commerce had written the Selectmen endorsing the Amendment.

The question was asked about any specific businesses lost to Wolfeboro because of zoning. Three named were Botticelli's Pizza (Gilford made them an offer they couldn't refuse), Affinity (makes industrial coolers called "Chillers", went to Union), and Wayne Kelloway (built in Ossipee, property sold at auction, now business back in Wolfeboro). The Planner reported that she had gotten probably a half dozen inquiries from businesses over the past year, but the main problem with Wolfeboro was lack of markets, not lack of available land. But others reported the perception that Wolfeboro does not have commercial land available.

There was discussion of the inventory of commercial property, which is not in usable form. According to the Planner, there are about 400 acres zoned commercially, and within them are probably 400 parcels that need to be reviewed to figure out what is available. These are C1 and C2 zones which also include residences. Ganem suggested that the Town's part-time assessor could come up with the details, and Simpson said she was hoping to get this information from Avitar.

The listed uses in the new C3 district were discussed. They are the same as listed in the existing C2 zones, plus those uses permitted by Special Exception in some residential districts. Gasoline stations and fuel oil storage is not allowed.

Paul Kimball described the character of the land in this proposed C3 zone. A lot of it is wetlands. There are 250 acres, and probably 150 of them are buildable. There are about 27 acres of Town land up near Wickers, with probably 12 buildable acres, or 2 5-6-acre sites. The proposed development of Route 28 is very different from this area. Probably consumers would go out on 28, while industrial uses would go to this C3 zone. Route 28 needs to be protected from strip zoning.

Ganem reported that at the Planning Board hearing, opposition to this amendment was expected from the Land Bank, and some residents of the area. Some Planning Board members feel this is too hastily put together. Others

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suggested there would be problems with traffic in the area. Simpson pointed out that access and infrastructure would need to be examined if the amendment passes. Water and sewer are not easily available at that site. There are dead ends on both systems. Sewage presently has to go through the Mill Street pumping station, and a new pump station would have to be built to serve this area. Small businesses probably could not afford to make these improvements. Present Town capital improvement plans do not include any water or sewer expansions.

For access, there are only stub private access points into the property. The transportation committee has targeted this area for future highway planning--to lay out a road network that will work for the next 50 years. Developing any of these stub access points could preclude the most practical highway plans. ♦

Committee members agreed that there needs to be a lot of planning or master planning for this new C3 zone, and careful marketing plans for it.

UPDATE ON BUSINESS VISITATION PROGRAM

The Chairman reported that all the business surveys had gone to Concord, and a letter was received that they were working on a report. Bob Murphy said that he had gone over the local survey questions and made a summary of them. Ganem said that a report and thanks would be sent to both the businesses and the visitors. Andy Milligan said that one of the businessmen he had interviewed later reported that a problem he had with the State for 8 years had been solved, due to the BVP.

REPORT ON MILFORD VISIT

Andy Milligan, Shirley Ganem and Amanda Simpson had traveled to Milford to learn about the operation of their Industrial Development Corp from Planner Mark Fougere. It was formed by the Town and is operated by the Town with Selectpeople as officers and members of the board of directors. The daily operations of the Corp. are actually done by the Town Planner, who is concentrating on this work instead of master plans, etc.

Milford is almost a part of Manchester, which is good for an industrial location. They've been able to attract some businesses. The Industrial Development Corp provides a channel for State and Federal funds to flow to these companies, both new ones and existing businesses that wish to expand. The need is based on providing jobs. They've mostly used Community Block Grant funds, which they use as a revolving loan fund. The moneys come with funds to cover overhead costs also. For every dollar that goes into a company for a specific use, the company must spend \$2. The job training partnership helps too.

When Community Development Block Grant funding gets established, the

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community gets an automatic funding level for certain types of projects. There is a cap. For Wolfeboro it's \$350,000 a year. The money is available for housing, public facilities, and economic development. The Town can apply for a total of \$350,000 per year total. At least 51% has to go for low-mod income projects, either for job retention, training or expansion. Benefits for the Town's infrastructure (like expanding sewer, burying utility lines) can be included.

The group reported that forming the non-profit corporation was not at all difficult or expensive. And money is also available from other sources besides Community Block Grants. Local banks can set up revolving loan pools. The community can also set up a working capital program, for very small business loans--for working capital for small businesses. Small Business Association can help with funding too.

The question was asked if our Planner had time to handle an Industrial Development Corp. Simpson said that Milford set their Master Plan aside to free time for this development. Wolfeboro has had 20 applications for commercial site plans this year, which keep her busy.

Could EDC contribute some of their money toward the Development Corp--maybe the funds that were allocated for planning that we're getting free from the Community Renaissance Program?

Milford Board of Directors includes: 1 Selectman, 1 from Chamber of Commerce, 1 Planning Board member. Town Administrator is secretary, Town Planner is treasurer, Selectmen are president and vice-president of the Corporation.

On a motion by Joan Lovering, seconded by Bruce Dreisbach, the Milford travelers were instructed to write a report on their findings to bring to the EDC.

FUTURE PLANNING COMMITTEE

Joan Lovering reminded the group that the Community Renaissance Program will be held at the Community Center from 7-9 p.m. on January 27, February 10, and February 24. This is a State Program with Bruce Mayberry as facilitator, to evaluate where we are, where we want to go, and how to get there. The sessions will be recorded, so that anyone who has to miss a session can hear what he missed before the next session. Eleven people indicated that they will attend.

The Planner commented on "Wolfeboro's tradition of oral record keeping" which had been joked about at the recent Wolfeboro 2000 meeting, so she suggested keeping written reports of any strategic plan from the Community Renaissance Program. Also we need a common language or format. The Planning Board is planning a public forum in August on the findings of all the Wolfeboro 2000 committees, and this should include the EDC.

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MARKETING COMMITTEE REPORT

Murphy reported that this group will meet this week to talk about plans for seminars for 1993. Later the plans to attract new businesses to Wolfeboro will be discussed. Did anyone know what any other towns in the area were doing to attract new business? What specifically does Wolfeboro have to offer?

A seminar for summer residents who are businessmen was suggested. They might give their perspectives about what would appeal to prospects. We might have to spend some money on infrastructure--sewer and water.

Murphy reported on responses to the local survey questions. Relations of business people with Town government was mentioned as a problem. Perhaps there could be a seminar on this topic with representatives of the Town. The Planner said she had been working on a Development Manual, or series of leaflets, with hopes of getting a grant from the Charitable Trust to produce it and make it attractive and useful. The grant would pay for a graphic artist to illustrate it. Murphy suggested that the Marketing Committee might be able to contribute some of its funds for the work. They will discuss it.

Simpson said there were also issues with how Town employees deal with the public. Required training sessions have been suggested.

There was discussion of the lack of coordination between organizations who sponsor events at conflicting times. The Chamber of Commerce has a calendar and can serve as a clearing house. The Town can't be responsible to do this coordination.

As it was now almost 9:30 and half the members had left, the meeting was adjourned. The next meeting will be on Wednesday morning, February 3 at the regular time and place.

Respectfully submitted,

Erik H. Arctander

Erik H. Arctander, Secretary