

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE  
January 6, 1993

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

ABSENT: Sharon Severy, Eric Piper, Bruce Dreisbach

ECONOMIC DEVELOPMENT BUDGET

Chairman Shirley Ganem called the meeting to order at 7:30 a.m. in the First NH Bank Conference Room, and reported that the Selectmen had approved a budget of \$30,850 for Economic Development. They trimmed the telephone allowance from \$450 to \$200, but that was the only change. Membership in the Lakes Region Association was dropped. Of the \$30,850, \$5,000 goes to the Chamber of Commerce.

FUTURE PLANNING COMMITTEE REPORT

Bob Grott reported that the committee had met with Bruce Mayberry in regard to the Community Renaissance Program, which Wolfeboro can participate in at no cost. The training is given in three two-hour sessions, and they will be held from 7-9 p.m. on Wednesday evenings January 27, February 10, and February 24 at the Wolfeboro Community Center on Lehner Street. It is important that everyone plan to attend all three sessions, to maintain continuity. The secretary will tape them, so if someone does inadvertently have to miss a session, he can catch up.

This is the outline of the sessions:

1. Where are we now? Report on community assessment, presentation of data and trend analysis, community objectives--what do we want to accomplish with development, establishing community goals for development, and an introduction to the planning framework and the formation of individual groups.

2. Assess the Community profile. Planning strategies: 1. Expand the industrial base; 2. Improve the community base; 3. Upgrade the local economy. Local actions: tax policy, land use, infrastructure, financing, community activities.

3. How do we get there? Project rankings, developing action plans, formulation of statement assigning responsibilities of process, timeline completion dates, expected results. Revisiting essential components for economic development, where to go for help, program evaluation and follow up.

At the end of three sessions we should have a reasonably detailed strategic plan. They will approve a fourth session, if needed.

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The members of the future planning committee--Bob Grott, Joan Lovering and Bill Wiebe--were very enthusiastic about the Community Renaissance Program and Bruce Mayberry's leadership.

SELECTMEN'S REZONING PETITION

The Chairman reported that the Selectmen had agreed to support the rezoning plan which was presented to them by Paul Kimball. The Planning Board had declined to discuss it, feeling it needed much more thought and planning.

Ganem invited Amanda Simpson to describe the property. She pointed out the present C2 commercial zone which includes the Community Bank property on Varney Road, is 200 feet deep on Bay Street, and then 400 feet deep on Pine Hill Road (Route 109A), including the Town property there, Wolfeboro Products and the new Wickers property. All together this is about 105 acres. The Town owns 360 acres adjacent to this which contains the sewage treatment plant and spray irrigation sites.

The proposed area contains about 250 acres, with three large wetlands. There are three main owners of the property: land bank owns about 120 acres, Ed Zulauf 80, Town owns a good part of it, Pollini Brothers about 16 acres, Kimball about 20 acres.

These concerns were discussed:

- \* There is no good public access to the property, just some undeveloped rights of way. The Transportation Committee has targeted the area as needing planning for roads.

- \* There are concerns about the proximity of the treatment pond which contains 90,000,000 gallons of sewage. There's no flood emergency plan if the dam broke.

- \* The Land Bank has not been consulted and will not be meeting until January 21. It would be important to know where they stand.

- \* Selectmen could place restrictions on the amendment. C-2 zoning is a free-for-all, allowing anything from residential development to asphalt plants. Would make sense to prohibit residential development here.

- \* EDC wants to provide quality inventory of 5-acre developable sites. Sites here wouldn't be competitive in today's market, as they'd have no access, water, or sewer. Any sewage in this area would have to go through the Mill Street pump station, unless a new pump station were built.

- \* Status of Filter Bed Road and continuation of it, and access out to 109A. Rochester Bank appears to own Filter Bed Road.

- \* When property has residential use, its value is too great to be

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marketable for commercial use. Just zoning this C2 might make it less attractive for industrial development, as it would also allow residential.0

\* If restrictions are to be added to this amendment, this must be done at the Selectmen's meeting this afternoon.

\* Wolfeboro does not need any new residential lots. There are 4-5 years worth of single-family residential lots on the market right now. But someone might want to build a large multi-family development here.

\* EDC formed a committee to study development on Route 28. Maybe we need a committee to study development here.

\* Instead of making this all C2, we could strike the language that allows any other residential uses permitted in GRI. That would limit it to commercial use only.

Since there was much concern about lack of time and need for immediate action, this last recommendation seemed like an appropriate stopgap measure. The Planner explained that there was always the opportunity to change the zoning at later Town meetings.

On a motion by R. Murphy, seconded by R. Garland, the Economic Development Committee voted to support this rezoning with the restriction that residential development there be prohibited.

The next meeting of the Economic Development Committee will be held on Wednesday, January 20, same time, same station.

Members are reminded to reserve the evenings of July 27, February 10, and February 24 for the Community Renaissance Program.

The meeting was adjourned.

Respectfully submitted,

*Rosemary Arctander*  
Secretary

