

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
July 14, 1993

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

Chairman Shirley Ganem called the meeting to order at 7:30 a.m. in the First NH Bank Conference Room and introduced town engineer Dave Ford, who had come back with more plans for possible commercial lot development of the Town property on Pine Hill Road. He passed out an executive summary, a copy of which is attached to these minutes.

Ford explained that connecting these properties to the municipal sewage system was really not feasible, because of the distance, and on-site disposal would be necessary. HISS studies indicate that the area could support a commercial/industrial development of 190 to 450 employees, depending on the type of facilities needed.

This is a difficult lot to develop, with pockets of wetlands and lots of ledge. Ford's map showed different access possibilities, and he discussed various studies and approvals that might be required. He showed three alternatives:

Option A - A 5-lot subdivision, with entrance lined up with Beech Pond Road. Sizes of the lots range from 2 acres to 4.3 acres. They might have to share septic systems, and filling of some little pockets of wetlands would be needed, especially for the road.

A question was asked about neighbors' concerns for increased traffic on 109, and Ford's response was that his studies hadn't dealt with that, but some opposition would be expected. He added that the road (109A) really needed work, and planning now underway called for putting in new water lines in the area, so the work could be coordinated.

Preliminary cost estimates: road to town standards, water main loop would come to about \$200,000 for the 5-lot subdivision, or \$40,000 per lot, not including the cost of the land. There would be lot development costs on top of that, for septic systems, and for hooking into town water. That would make the lots pretty expensive. The Town might be able to subsidize some of the development costs.

Andy Milligan said that condominium development would be one way to go, with the Town (or the Association) retaining the common land, and the company just buying the footprint of the building.

Option B - A 3-lot development with a short cul de sac which would cost less to build than the through road. The road could be continued later. With this concept the road and water would cost only about \$111,000. The lots would be bigger, and could have their own septic systems, and the

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development costs for each would probably be lower. Under this plan each lot would cost \$37,000 which is still high, but less than option A.

Option C - This is old-style, get-as-many-lots-as-you-can development as in the 80s -showing maybe 10 lots. But this development would cost about \$250,000, or \$25,000 per lot. Lots could be combined. But this probably wouldn't be too good for commercial development.

In response to a question whether this land would seem desirable to a potential buyer, Ford answered that until you put a road in, that's really hard to say. Raw land is hard to visualize. Some businesses want to be visible from the road and some don't, and this land could be used either way. But we're not talking retail trade for this area.

There was discussion of the value of developing this property as compared to the sandpit area, but it was pointed out that the Town already owns this land (it was bequeathed to the Town). Amanda Simpson pointed out that you can't use a Community Block Grant for building a road, but you can use an EDA Grant (Economic Development Administration) for this. You have to get plugged into the regional Economic Development Plan to be eligible.

Dave said that the next step was to decide which option to take: Option A with development cost of \$200,000, or Option B for \$111,000. We could extend the cul de sac later to Wickers Drive. And there's other property out there that is for sale. Perhaps these could be small "incubator" sites, with the possibility of developing bigger ones later. The question was asked if this property is involved in the Charrette, and the Planner said that part of it is.

Dave Ford left at 8:30 for another appointment.

Discussion continued about development of this property, and how to best display it at the Charrette. A model, or rendering would be great, but very expensive. The Planner explained that there will be "booths" or spaces set aside in the Middle School for each segment of the charrette. After the buffet dinner on Thursday, the EDC and the Route 28 committee (since they're kind of related to each other) will have an hour to discuss their plans with the Design Team, and get their feedback.

Simpson plans to send out packets to the Design Team members early in August, giving them background material, so if the EDC has anything to include she must have it by August 3. The Agenda for the Charrette is being developed now. The end product is a land-use plan for the area. A committee is working on publicity and promotion, and the public is really wanted and will be invited to attend.

Shirley Ganem asked to EDC members to help her prepare a display. She has a 6 x 9 foot screen to put up plans, maps, etc. Bob Garland thought he

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could help with a rendering.

BUSINESS DEVELOPMENT CORPORATION

The chairman reported that the Selectmen had appointed the 9 members of the Board of Directors for the Business Development Corporation. They are:

Representing Selectmen - Paul Hatch
Representing EDC - Andy Milligan
For Planning Board - Harold Parker
Planning Dept. - Amanda Simpson
Chamber of Commerce - Kelly Nickerson
4 from general public - Louis Kelly Jr.
Bill Sweeney
Donna King Cooper
Alice Rose

They have all agreed, and are being sent a copy of the by-laws and a letter asking them to come to see Anne Marble and sign the Corporation papers. Once the papers are signed, they have to be sent into the State.

Milligan asked about meeting places, costs for materials, etc., and the Chairman told him the group should work out a budget for operating expenses and EDC had money in their budget (\$1,500) for start-up costs for the Business Development Corporation.

STRATEGIC PLANNING COMMITTEE

Bill Wiebe recommended that EDC get Bruce Mayberry back for a fourth session of the Community Renaissance Program. He also wants to call the development of the economic development strategy plan a project and have an outline for it prepared before the Charrette. The group should go over the plan with Bruce Mayberry to get it in some final form.

On a motion by Bill Wiebe, seconded by Bob Grott, the Board voted to define the economic development plan and name it a project and have an outline of it ready for the Charrette. Bob Grott will continue on this project committee, and Mike Toomey and Shirley Ganem volunteered to help also.

A second motion to engage Bruce Mayberry for the 4th Community Renaissance program (cost about \$300) was made by Wiebe and seconded by Garland. It was approved. The probable date will be next Wednesday morning June 21 at 7:30, here at the bank. The following Wednesday morning, June 28, will be the regular meeting. Wiebe asked everyone to review the draft materials he has written, and give him any comments and ideas.

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Tony Triolo described a boat trip he had taken along the shore of Winnepesaukee from Tuftonboro through Wolfeboro, and was amazed at the extensive and expensive waterfront development. He said he realized that second-home owners really paid a lot more in taxes than Wickers does, and asked for nothing in return. Maybe we should be encouraging that kind of Economic Development instead of looking for industry, or we should at least try to diversity and encourage both types. Perhaps creating an industrial park will turn prospective second-home owners off.

There was discussion of the quality of life in Wolfeboro, and the importance of maintaining it. There has to be a favorable mix. Second home owners pay 53% of Wolfeboro's taxes, but it was pointed out that local taxes are peanuts compared to primary home taxes in Massachusetts, New York, or New Jersey.

The meeting was adjourned at 9:14 a.m. Next regular meeting will be on Wednesday, July 28 at 7:30 a.m.

SPECIAL COMMUNITY RENAISSANCE SESSION WITH BRUCE MAYBERRY WEDNESDAY JULY 21
AT 7:30 A.M.

Respectfully submitted,

Erik H. Arctander
Secretary