

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE  
August 25, 1993

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PRESENT: Shirley Ganem, Chairman; Bill Wiebe, Tony Triolo, Barbara Jackson, Andy Milligan, Bob Grott, Bob Garland; Amanda Simpson, ex officio

ABSENT: Tim Sullivan, Mike Toomey, Paul Kimball

Chairman Shirley Ganem called the meeting to order at 7:36 a.m. in the First NH Bank Conference Room.

FINAL CHARRETTE DETAILS

Bill Wiebe showed the large display board with EDC's Strategic Plan printed on colored panels. He also has 500 small copies of the brochure for distribution. He will take it up to the school and set it up.

Shirley Ganem showed a long paper banner - "Wolfeboro" with "Business Development Corporation" and "Route 28 Study Committee" beneath the heading.

Bob Garland explained his diorama, showing possible development of the industrial park. It shows how the Town-owned parcel could be developed into three business properties. Members suggested that the roads should be labeled, and power and water lines shown.

The EDC display will have a corner spot. The Planner reported that the school would be open this morning (go in the back doors) for setup. She will bring the maps on which the diorama was based to hang up. There was some question as to whether a map of Route 28 would be available.

Presentations will be made on history (Ganem), vision (Wiebe), projects (Grott), vision for the 600 acres (Milligan) starting at 7 p.m. on Thursday evening. Shirley may not be here because of a death in the family, so Barbara Jackson may take her place. She was planning to base her talk on economic development recommendations from the 1980 Master Plan. The first 10 or 15 minutes will be presentation, then 20 minutes for conversation with Design Team, and the last 10 or 15 minutes will be public input and comment. The public will be there listening, but this is specific time for the committee to talk with the Design Team. Since the time for presentation is so short, perhaps Bill could do both the history and the vision.

Route 28 presentation will be brief since their discussions are in flux, and keep changing. Route 28 can be covered under EDC projects. But people are interested and have questions about what the committee is doing. Barbara Jackson was apprehensive about being "grilled," but the Planner assured her that the Route 28 committee is not on trial, but was looking for public input. Sarah James will keep a tight rein on public input.

What is our vision for the 600 acres? Diversified uses: expanding seasonal tourism, innovative plans like floating zones, cluster development, village planning etc. The design team will work on specifics.

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A. Simpson described the program for Thursday. From 5:30 - 6 there's a time for eating and looking through the displays. The Design Team will also be looking through the displays. Moderated discussions will run from 6-9, and then after probably a half hour of free-floating discussions, the Design Team will stay and start sorting out the issues before they leave that night.

On Friday people can come and get involved with the Design Team to see what they are doing, especially during the meal times. Bill Wiebe intends to keep a running list of suggestions on an easel display, and there will be an input box for written comments. The program will have a specific place for people to write comments and questions to put into the input box.

Ganem lined up volunteers to cover the EDC display in shifts - the people who are making presentations will stay around for Thursday evening. On Friday, Bob Garland will take the 6:30-8:30 a.m. shift; Andy Milligan will do 8:30-10:30; Bob Grott and Barbara Jackson will take 10:30-12:30; Barbara will try to stay on until 2:30; Mike Toomey (in absentia) was put down for 2:30-4:30, and Andy will do 4:30 - 6:30. Saturday morning volunteers are not needed - just the design team will be working.

There was discussion of the need for air conditioning, and suggestions made that there should be a collection box at meetings and functions in the school to raise some seed money for air conditioning.

#### EDC PROJECTS

Bill Wiebe passed out copies of his outline of projects, and suggested that they needed to be prioritized, and a team and a leader found for each one. Other projects may be added. Some of the teams may be combined with existing committees within the Town.

Prioritizing - Category 1 - Business Development Corp - in the works  
Route 28 (Barbara) - in the works

#### Promote Existing Business

Andy reported that DRED had done a mailing to all businesses involved in the BVP that indicated that they wanted to expand. The letter listed Andy as contact person to call. They also sent him a list of those businesses and he plans to follow up with them, though he was a bit dubious of some of them. Milligan reported that the BDC wasn't too interested in doing this, but Shirley Ganem and Barbara Jackson said they would take it on. (B & S) They would continue with the program of seminars. Financial affairs go to BDC.

#### Promote Wolfeboro

"Marketing officer" to handle this. The Planner said she had information on a seminar at UNH that would be great for this, and people should call her for details. Ganem reported that the profile of Wolfeboro which DRED had in their computer needed to be corrected, and Simpson said her office

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would take care of that. Ganem wants to go to a workshop on International Tourism. A Visitors Information Center is planned for Route 25 at Route 16. There was discussion of possibly coordinating development projects with the Town of Ossipee. Simpson said there are grant programs available through the State and the Federal Government, and Wolfeboro should find out about them. The Chamber of Commerce should have a part in this too.

Organize Coordination Project

Need for publicity - possible Town newsletter to be mailed out with electric bills. Needs to come out of the Town Manager's office.

The new Town Manager is coming at the beginning of next week. He had hoped to get to the Charrette on Thursday, but had called to say he would be unable to attend.

Back to Coordination & Communication

Amanda suggested Dot Schafer as someone who could do a great job with this.

Visual Appeal - perhaps better called "Preserving Rural Village Character"

We need to consider details to preserve the over-all appeal--and may involve many professional skills: architects, landscapers, planners, designers, etc. Unfortunately "design review," "historic district" and "architectural review" are dirty words to many people.

The Planner reported that zoning for visual appeal has been strongly upheld by the New Hampshire Supreme Court. And in the community survey, Architectural Review scored very high.

The Planning Board should probably be the leader in this project, with the Downtown Committee.

There was discussion of the Wright Museum presentation, and how great it would be to have the antique boat museum nearby.

Several members had left already and it was 8:56, so the meeting was adjourned. Next meeting will be September 8.

Respectfully submitted,

*Erik H. Axtander*  
Secretary

