

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE MEETING

January 12, 1994

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PRESENT: Chairman Shirley Ganem, Bill Wiebe, Tony Triolo, Barbara Jackson, Andy Milligan; Town Manager Paul Skowron came in at 8 a.m.

ABSENT: Tim Sullivan, Paul Kimball, Bob Garland, Bob Grett

Chairman Shirley Ganem called the meeting to order at 7:39 a.m. in the Planning Office Conference Room. Andy Milligan announced that Gordon Reade's funeral would be held on Thursday (tomorrow) at 2 p.m. at the Baker-Gagne Funeral Chapel.

The Chairman reported on the January 5 Selectmen's Meeting, when the Route 28 zoning proposal was put on hold, but it was decided that a meeting should be held of the principals (Town Manager, Planner, and Chairmen of the Selectmen, Planning Board, Economic Development Committee and Route 28 Committee) to decide how to proceed in preparing zoning amendments for the warrant. This meeting had been held Tuesday morning (Jan. 11) and the decision made that the first step had to be completion of the Land Use Chapter of the Master Plan.

They established a time line, under which the chapter should be completed by the end of May. A scope of services will be drafted, put out for proposal and a consultant hired, with a 90-day completion date. The material collected by the Charrette and the Route 28 Study Committee will be very helpful.

The discussion for the rest of the meeting focused on land use topics:

- * The Route 28 Committee has disbanded itself.

- * The importance of the land use chapter is that it will give some validity to plans for development throughout the town. We need a firm foundation to work from, and an outside expert to build it, to avoid a lot of local objections.

- * The first thing to do is find out what the people of Wolfeboro really want.

- * We need to look beyond the Master Plan to a long-range view of what Wolfeboro should be like. We have to decide where we're going.

- * What do "they" want, and who are "they?" Not in My Back Yard.

- * The Master Plan is always thrown up as a delaying tactic when any changes are suggested.

- * The result of doing nothing is that the town will lose control of development without some zoning in place.

- * If there's no progress, this town is just going to die as a bedroom community.

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* Need a vision statement, and then a mission statement: A what, and then a how. The Selectmen accepted the what.

* The common ground between the Selectmen and the Planning Board is the Land Use Chapter.

* The scope of services for the consultant will be completed next week. Then the "Committee of four" will go ahead.

* EDC is an idea generator to suggest what could be done that would advance economic development of the Town. It's a matter of deciding what is appropriate.

* Civic Profiles, Community Renaissance, and Charrette have all gone into the same big drawer. Let's know where we're going, and go.

* Information Booth - where should it go? Suggestions were Town Dock, Clarke Plaza, or possibly behind the Clark House where there's plenty of parking but poor visibility. Need signs, and maybe "you are here" maps and restrooms. Maybe a blackboard showing daily events. There was discussion of traffic counts along the various entrance roads into Wolfeboro.

We need a Town map, not just a Chamber of Commerce map, to tell people where things are--the attractions and points to help you enjoy the Town: places to sit down, park, restrooms. When the Chamber did one they charged \$200 a business, but never got more than 30 businesses to chip in. It needs to be tastefully done, as a reflection of the Community. EDC has already listed making businesses more visible to visitors with signs, kiosks etc. as a project.

Time ran out at 9 a.m. as the conference room was needed for another meeting.

Respectfully submitted,

Erik H. Arntson

Secretary