

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
April 20, 1994

Page 1

PRESENT: Shirley Ganem, Barbara Jackson, Richard Gaudreau, Bob Grott, Tony Triolo, Bill Wiebe, Bob Garland, Paul Kimball; and Town Manager Paul Skowron.

Chairman Shirley Ganem called the meeting to order at 7:36 a.m. in the First NH Bank Conference Room, and asked for committee reports.

User-Friendly Sub-Committee

Paul Kimball reported that he, Andy Milligan, Tony Triolo, and Bob Garland were working on an information packet for prospective Wolfeboro businesses. Andy Milligan is preparing an introductory letter, which they hope the Town Manager will sign. Bob Garland is working on the presentation of material for the booklet. It will include all the regulations needed to start a business in Wolfeboro, including Federal and State regulations. They expect it to run to 10-15 pages, with an attractive step-by-step graphic presentation. Tony Triolo added that the committee will solicit input and approval for the booklet from all the appropriate Town departments. Town Manager, Planner and Codes Officer will also review it. P. Kimball said that they expect to be finished by June 1. Funding will come from the EDC budget. It will be published in loose-leaf form, so corrected pages can be changed easily.

Kimball continued that the committee was inviting Dave Senecal and Paul Turner to participate. Wiebe suggested that input be sought from people who have had trouble starting a business in Wolfeboro. The Planning Board and the ZBA should review a draft of the booklet also. Kimball stated that no individual government official (or Department Head) should have the power to deny a project.

Bill Wiebe pointed out that prospective businesses should also understand that the Town might have concerns about the building they would like to erect, and about "highway architecture." This is a problem that the group working on Heritage Tourism is concerned with. There was discussion of protecting historic buildings, and trying to encourage renovation of old buildings instead of just tearing them down.

Data Collecting Sub-Committee

Barbara Jackson reported that her committee had gotten a listing of undeveloped land in C-1 and C-2 zones. There is very little available that is useful for commercial building. They would also like to add empty buildings to the data base. Shirley Ganem said that the Planning Office is working on a color-coded map of property uses which might be helpful.

The Town Manager asked how many business prospects had come looking for commercial land in the past year. Bob Grott answered that there had been two inquiries. One wanted to build a plant for making weldments, and

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
April 20, 1994

Page 2

couldn't find any suitable property. Actually the demand for commercial property has been quite small, but then he handles mostly residential property.

The Chairman reminded the group that Verne Crosier had suggested contacting the people from Charlestown, NH, who had succeeded in developing business parks while still maintaining the beauty of the town. She had talked with Sue Elder and would invite her to the May meeting if the Committee agreed.

Round Table on Heritage Tourism

Bill Wiebe said that a Lakes Region Development zone has been established. They believe that the first attraction for tourism is recreation, and the second is historic interest in New England, focusing on old-fashioned customs. They plan to designate the roads around the lake as a "heritage highway," involving 8 communities. Their plans are still in the embryonic stage, but they intend to advertise in nearby states.

Lakes Region Charitable Foundation

Shirley Ganem read the Foundation's letter describing a major grant received from the Ford Foundation. She, Barbara Jackson and Harold Parker were going to a meeting at the Belknap Mill in Laconia to help develop plans for using the money. The aim is to improve economic conditions for the entire area, not just one town or more towns.

The Chairman reported on a meeting that she and Bill Wiebe had with Amanda Simpson and Harold Parker. Their feeling was that all of the Master Plan chapters have an economic development component. Parker will be working on the Economic Base chapter, which will cover much of the same material that EDC has been developing. Wiebe and Jackson will meet with Parker to bring him up to date on EDC's strategic planning.

The Town Manager reiterated that it is now becoming obvious to all groups in town that the economic vitality of Wolfeboro is important to everyone. As an example, the new docks will be another gateway to the Town. Passengers on the Mount Washington will see them as they enter Wolfeboro for the first time.

The meeting was adjourned at 9 a.m. The next meeting will be at the Bank Conference Room on May 4.

Respectfully submitted,

Erik H. Axtander
Secretary