

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE MEETING  
June 15, 1994

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PRESENT: Shirley Ganem, Chairman; Barbara Jackson, Tony Triolo, Bob Garland, Andy Milligan, Paul Kimball, Bill Wiebe

GUEST: John Simpson, North County Community Development Coordinator for the State of New Hampshire

Shirley Ganem called the meeting to order at 7:30 a.m. in the First NH Bank Conference Room. Editing Paul Kimball's "User-Friendly" Manual was first on the program. After some discussion, the group decided to call it simply:

WOLFEBORO DEVELOPMENT MANUAL

The first page to be worked on was the Town Manager's letter, which had actually been written by Andy Milligan. When the red pencils were finished, it read something like this:

First paragraph OK as is.

Wolfeboro is a good place in which to live, do business, and raise a family. Our lakes, rolling terrain, and rural areas provide recreation and economic development for a countless number of people each year.....Wolfeboro's high quality schools and medical facilities, work force and helpful government structure make Wolfeboro an attractive place to live and work.

The next paragraph was to be deleted as redundant.

In the following paragraph, "with the clarity you need" was to be replaced with "in a clear and concise manner."

Everyone agreed that the last paragraph needed rewriting, and Bill Wiebe agreed to work on it and have it for the next meeting.

Secretary's note: After reconstructing this revision from the tape and from my notes, I hope Bill massages this whole letter--it's a mess!

The following changes were made to the Introduction:

First sentence: "This Business Development Manual was created to provide you with a simplified source...."

Second sentence: Delete "to achieve an objective view and"

Second paragraph: "a directory of town officials and other valuable tools.."

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There was discussion of where this process should start. When a prospect comes into Town Hall, where should he/she be directed: Planning Office, Codes Office, Town Manager? "Access points" through which new people would reach Town Hall would most likely be real estate offices, or perhaps the Chamber of Commerce. All agreed that if it was a prospective business, that should go directly to Paul Skowron. Inquiries about property and home building should go to the Planning Office, where Ruth could direct them to the proper office. A good first step for anyone would be purchase of a Wolfeboro Zoning Ordinance and map in the Planning Office.

The group continued to discuss the flow chart, and Barbara Jackson suggested that any steps which involved a charge should be grayed in or marked with dollar signs, or somehow highlighted. She was talked into writing the narrative which will accompany the flow chart.

The Manual Committee will continue to meet on Monday afternoons at 4:30 at Wickers. The timetable to complete the Wolfeboro Development Manual is before July 4.

#### SIGNS

Bill Wiebe passed around a clipping showing a statue of a full-sized cow, which was used as a sign for a store selling beef in The Weirs, and urged regulation and enforcement of Wolfeboro's sign ordinances. Members cited the oversized banner on a store in Wolfeboro Falls which is selling Indian Jewelry, and the many signs on Your Extra Room as particularly bad examples, and agreed that our sign ordinance needs tightening, and enforcement.

The Chairman introduced JOHN SIMPSON, who as North Country Community Development Coordinator has replaced Verne Crosier and Gretchen Stewart and now is responsible for the Business Visitation Program and similar activities. His office is charged with creating an environment in New Hampshire which is healthy for business.

Simpson talked with Shirley Ganem and Andy Milligan about presenting a workshop for the Chamber of Commerce on Workman's Compensation. They agreed the topic should be "How business can work with the State to lower the cost of Workman's Compensation," and it should be held in the quiet period between Labor Day and Columbus Day, preferably in the evening with light refreshments offered.

There was discussion of the problems with Workman's Compensation, which Simpson said the State is working on. New Hampshire does not subsidize the program, as some other states do. The biggest problem seems to be properly classifying workers by codes and job descriptions, and getting the insurance companies to investigate thoroughly before paying a claim. Also a safety committee is required for any business with more than a minimum number of employees.

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BELKNAP MILL ECONOMIC DEVELOPMENT MEETING

Barbara Jackson, Bill Wiebe and Bob Garland reported on the program on Charlestown NH which they had attended recently in Laconia, and handed out copies of the descriptive material they had received. (A copy is attached to these minutes.)

The land for the Business Park was given to the Town, and the Charlestown Economic Development Authority (CEDA) then got their money by selling the lots to prospective businesses. The whole town got involved in the planning. They had Town Meetings to ask if a new business should come to town, and if the vote was no the business was turned down. There was a very strong element of trust in Charlestown, and a lot of social pressure involved.

This started a discussion of what the Wolfeboro Economic Development Committee has (or hasn't) accomplished in their three years of meetings. Even the most pessimistic had to agree that we have brought the controversy of development versus non-development into focus. Many different groups are really looking for the best for Wolfeboro, and seem to be developing similar goals. The key is cooperation. People have to be involved in a project to be motivated to try to accomplish it.

PATHWAYS COMMITTEE

Bill Wiebe reported that this group, which started as a part of Wolfeboro 2000, was still very active but had been cast adrift by the Planning Board after the Charrette and needed some sponsorship. They have worthwhile projects--are preparing a trails map, and working with TRAC on the Railroad corridor. Their purpose is very similar to Goal #4 in the EDC's Economic Strategic Plan.

On a motion by B. Wiebe, seconded by B. Jackson, the EDC agreed to take the Pathways Committee under their umbrella. Barbara Hobbie will be invited to come and talk with us at our next meeting, July 6.

The meeting was adjourned at 9:15 a.m.

Respectfully submitted,

*Rosemary Artander*

Secretary

