

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

September 21, 1994

Page 1

PRESENT: Chairman Shirley Ganem, Dennis Plante, Paul Kimball, Bill Wiebe, Tony Triolo, Barbara Jackson

ABSENT: Andy Milligan, Bob Garland, John Pernokas

Chairman Shirley Ganem called the meeting to order at 7:39 a.m. in the First NH Bank Conference Room, and asked for committee reports.

PROPERTY DEVELOPMENT MANUAL

Paul Kimball reported that it was not ready yet. He expects to have it printed by Blacksmith Printer, but has not yet received an estimate. He believes that the manual will be completed by Thanksgiving, and ready to print. Members hoped that the booklet will follow the KISS principle (Keep It Simple, Stupid) and will eliminate applicants' impression that "their chain is being yanked."

MAIN STREET PLANNING

Bill Wiebe reported that he had talked with John Simpson, and sent for their catalog of materials. We can join for \$195, which entitles us to a discount on materials, plus new information as it comes out. He feels that we have already covered most of the things they suggest.

There was discussion of how to reach a larger audience in town. Generally only the same interested people come out to every public meeting, while most residents don't participate in anything. Unless they're directly affected, they don't pay any attention. Suggestions were made as to how to get their attention, such as sending information out with electric bills or tax bills, or posting it on a bulletin board at the front of Town Hall. Perhaps information could be posted in front of the Post Office, because so many people go there. In Woodstock, Vt. there is a big blackboard on Main Street and a volunteer puts handwritten notices on it to give them an old-time look.

WORKMAN'S COMPENSATION SEMINAR

This will be held on October 13 from 8-10 a.m. at the Bittersweet, which is under new ownership and its facilities greatly improved. They will offer a continental breakfast at no charge, (juice, muffins and coffee) though they will accept donations. The program will consist of a panel from the State, plus the Town Manager and a panel of local business people to ask questions.

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE  
September 21, 1994

Page 2

OTHER DRAFTS AND REPORTS

The Chairman distributed copies of Grott and Severy's booklet "A Strategy for Maintaining, Assisting, and Growing Existing Businesses in Wolfeboro" and copies of the latest drafts of the Land Use Advisory Committee recommendations, and the Planning Board's Economic Base Summary.

There was discussion of the way the Land Use Advisory Committee functions. They get the information together for the Consultant's use. Mrs. Ganem explained how the advisory committee was formed to include a variety of views. She emphasized the need to consider Wolfeboro's water and sewer limitations in discussions of any future development plans. Members pointed out that there is technology exists for putting septic systems on almost any kind of land.

HOME OCCUPATIONS - TELECOMMUTING

Dennis Plante pointed out that with a telephone, computer, and fax machine, business can be conducted from home with no signs, visitors, or additional traffic. This is visually very different from contractors, who often collect large pieces of equipment on their property. The discussion turned to Allstate Paving equipment parked next to the road. Members suggested that there should be areas where business vehicles can be parked out of sight. This is a problem for many businesses, and is the reason for the suggested auto-based commercial district where trucks, etc. can be parked out of sight.

There was a discussion of the failure of the Route 28 study to be accepted last year. Plante pointed out that there are people who want change and you can work with them. People who don't want change you leave alone. It threatens peoples' equities in their property. People who are interested in commercial development often have backland out of sight. The Chairman urged members to read the Planning Board's Economic Base Summary she had passed out and then come to the hearing on the 22nd to discuss it.

BUSINESS DEVELOPMENT CORPORATION

Shirley Ganem reported that this has now changed to a regional organization, which will be called the Wentworth Economic Development Corporation (WEDCO) and includes Wakefield, Brookfield, and Wolfeboro. Jim Tully of Wakefield is their new chairman. Ms. Ganem has invited Alice Rose, WEDCO's Vice Chairman, to come to the next EDC meeting to talk about it.

MORE NEW EDC MEMBERS

It was moved by Paul Kimball and seconded by Bill Wiebe that Gene Leone and Pamela Berg be elected to membership in EDC. The vote was unanimous. Ms.

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

September 21, 1994

Page 3

Berg is the Vice President in charge of sales management for First NH Bank. This will bring the membership roster to 11, with the previous addition of Dennis Plante and John Fernokas. Bill Wiebe explained that since EDC is planning overall strategy and needs a coordinating mechanism, more people are needed. A list of all EDC members with their addresses and phone numbers will be mailed with these minutes.

The group discussed the need for someone on the committee who will have an overview of all the work that is going on, perhaps the Town Manager. The Chairman also said that the EDC should report to the Board of Selectmen at their meeting on the third Wednesday of October, the 19th. and give them a draft copy of the Grott/Severy report.

Mrs. Ganem reported that the Planning Board will be discussing Design Review at a work session on October 11, and she hopes the emphasis will be on education, rather than rules. Other opinions expressed by EDC members were that it is an economic advantage for new developers to blend into the "look" of the community. Despite complaints, some of the new buildings are an improvement over what was there before. The Town can approach this by saying "we'll help you if you work with us on appearance." Everyone wants to be accepted as part of the group.

The minutes of the last meeting were approved with a motion by B. Jackson, seconded by B. Wiebe.

The next meeting will be the first Wednesday in October, the 5th. Each member present today agreed to call one of the members absent this morning to remind him. Mrs. Ganem will notify the new members.

The meeting was adjourned at 9:06 a.m.

Respectfully submitted,

*Erik H. Arctander*  
Secretary

