

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

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PRESENT: Chairman Shirley Ganem; Andy Milligan, Barbara Jackson, Bob Garland, Tony Triolo, Bill Wiebe, John Catalano, Dennis Plante

GUEST: David Booth, Planning Board Chairman; Town Manager Paul J. Skowron came in at 8:10.

Mrs. Ganem called the meeting to order at 7:35 in the First NH Bank Conference Room, and asked for committee reports.

ANDY MILLIGAN reported on the meeting he had attended on Economic Development in Meredith. It was attended by about 75 people representing communities from central New Hampshire, who spoke of their activities and accomplishments. Milligan said he had talked from the notes Mrs. Ganem had prepared--based on this group's discussion at its last meeting, on May 17.

Milligan also talked about the available raw commercial land available in Wolfeboro, and said that he had gotten a list of developed commercial properties which are for sale. He is chairman of the committee which has been asked to prepare a presentation for the Planning Board on land needed for commercial development. His conclusion was that there is little available except for present parking lots, wetlands, or developed property which is zoned for specific use (like the Berry Motel).

David Booth encouraged Milligan to come to the Planning Board with specific information on the lack of available commercial land. John Catalano pointed out that the kinds of companies that are likely to want to come into Wolfeboro are on short deadlines, and are not willing to wait for zoning changes to make land available. Booth urged the committee to bring specific information about needed commercial space to the Planning Board.

JOHN CATALANO, who is now EDC's representative on WEDCO (Wentworth Economic Development Corp.) reported on its activities. He said that there are several possible projects under consideration, but Phoenix is the only one in actual work. If the others develop, WEDCO will need a full-time staff.

BILL WIEBE has been presenting the "Our Town" material to a committee which includes Joyce Davis and David Booth, talking about a voluntary type of design assistance. He discussed the Cape Cod example of an entire region which is cooperating on planning for tourism, architecture, etc.

DAVID BOOTH explained that what the Planning Board is working on is a set of guidelines to encourage appropriate new development and renovations. He said that the first step will be communication and education of the community. They expect to prepare "a shallow cut" of the guidelines to submit to a group of experts which will include an engineer, builder, designer, etc. to get their input. General signage and landscaping will also be included, as well as municipal signage and lighting.

Booth intends that this will not become an ordinance, but an

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"encouragement." Actually mandatory design review is legal, contrary to some people's belief, he pointed out.

It was now 8:10 and Town Manager Paul Skowron joined the group.

TELEPHONE RESPONSE TO NEWSPAPER STORY - A front-page note in last week's Granite State News had invited calls from readers who wanted to talk about economic development. Shirley Ganem said that she had one call from someone who said he wanted to get involved in economic development. Bill Wiebe said that two people had told him that they were going to call. The question was raised whether this minimal response meant that people are satisfied or apathetic.

Shirley Ganem reported that at last night's Planning Board meeting, five of the seven cases involved expansion of existing businesses. Catalano questioned how many new jobs these expansions would create.

David Booth reported that Paul Kimball's development manual was mainly complete and would be ready for Planning Board approval in July. He also said that he feels that the present Board approach is "How can we make new projects work?" rather than "How can we prevent them?"

Tony Triolo asked what sort of commercial development Booth envisioned for Wolfeboro. Booth responded that he favored high-paying jobs, software, health services expansion, structured living facilities. Bill Wiebe said that the terminology used in describing architectural appearance is important. "Design review" has coercive connotations; design assistance is better. And "light industry" or "light manufacturing" sounds like minimum wage jobs to some people.

Booth mentioned affluent retirees and Catalano and Plantz protested that encouraging them should not be considered a part of economic development. The Town Manager responded that he believed that the affluent retiree was a component of economic development. They are important in preserving the quality of life. There was considerable discussion of the difference between the money which retirees spend in Town, and the money which Wickers Sportswear factory brings in from out of Town and then distributes in its payroll. The opinion was expressed that payroll money was spread around Town more widely.

RIG PROJECT - Andy Milligan asked about the status of negotiations between Wolfeboro Oil and the Town regarding the 18-acre proposed business park. Mr. Skowron discussed the problems of access, boundaries, etc. Everything is proceeding slowly, he indicated.

Catalano suggested putting all projects on the table and prioritizing three of them to present to the Selectmen. There seemed to be general agreement that the Industrial Park was at the top of the list.

The PSNH representative is scheduled to come for the next regular meeting.

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which will be on June 21. After considerable discussion, Wednesday, June 28 was set for another meeting to prioritize projects.

Bill Wiebe announced that the Lakes Region Heritage Round Table will be meeting at the Wolfeboro Library at 7:30 p.m. for a lecture on the historical architecture of the area. The lecture will be preceded by a tour of the Clark Museums at 6 p.m. There will be a similar tour and lecture of the Belknap Mill in Laconia on June 19.

Shirley Ganem announced that there will be a meeting with State representatives on the Pickering Corner traffic light at the Library on June 19th at 7 p.m.

John Catalano suggested that members submit suggestions to him for project possibilities for discussion at the meeting on June 28th.

David Booth said that the Planning Board was seeking a consultant to work on the remaining chapters of the Master Plan, and would like participation from the EDC. The chapters to be completed are Downtown/Back Bay, Utilities, Transportation, and Community Services. He will probably plan a joint meeting between the two groups in July.

Catalano said he would prepare a news release for the Lakes Region Courier and see if that would result in some telephone calls about Economic Development.

The meeting was adjourned at 9 a.m.

Respectfully submitted,

Erik H. Arctander

Secretary

