

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
WOLFEBORO CHAMBER OF COMMERCE EDC
JOINT MEETING
Wednesday, November 9, 2005
MINUTES**

Members Present: Bob Reid, Chairman, Mike Cooper, Denise Roy-Pamler, Gene Leone, David Tower, Mary DeVries, Members.

Members Absent: Tony Triolo, Member.

Wolfeboro Chamber of Commerce EDC Members Present: Mary DeVries, Peter Alden, Paul Schmidt.

Staff Present: Lee Ann Keathley, Secretary.

Guest: David Booth, Planning Board Chairman.

Chairman Reid opened the meeting at 8:29 am.

Discussion Items

➤ **Growth Management Forum**

David Booth stated the Planning Board is considering an Interim Growth Ordinance for the Town of Wolfeboro.

Bob Reid questioned the ramifications of such to the Economic Development Committees.

David Booth informed the Committees of the public forum scheduled for 11/15/05 on the topic of growth. He stated that when the Master Plan was completed ten years prior, the population growth in the community was underestimated. He further stated school enrollment is an issue and that Jack Robertson stated (on 10/17/05) that there is a 4.3% compound annual growth for the Governor Wentworth Regional School District. In regard to land use, he stated the Planning Board has approved 150 new lots in the past 1 ½ years. He stated that extraordinary growth is occurring and that the Master Plan needs to be updated. He also stated the Town could either plan or react to growth, of which they are currently reacting to such. He stated the Planning Board is considering the initiation of Impact Fees and explained such to the Committees.

Peter Alden questioned whether a developer who is not developing on Town water or sewer would have to pay an Impact Fee.

David Booth replied no.

Gene Leone questioned who would decide the disposition of funds regarding Impact Fees.

Bob Reid replied State law / statute. He stated the Town is now reacting to the issues. He explained the extensive infrastructure issues regarding the breaks in pipes throughout the Town.

Gene Leone stated the Town is reacting because the issues have been ignored.

Bob Reid agreed with Mr. Leone's comment.

Peter Alden questioned whether the Master Plan was ever adhered to.

David Booth replied yes, that the Town of Wolfeboro received an award for the best Master Plan in the State and also received another award in 2000 from the Office of State Planning for its implementation of the Master Plan. He stated that regardless of such, the Master Plan is now outdated.

Peter Alden stated it appears that the Master Plan was used as a tool and then placed in a drawer.

David Booth stated that land use and public facilities are key elements of the Master Plan and that the Interim Growth Management Ordinance would allow the Town and Planning Board time to update the Master Plan. He explained that such an ordinance does not affect the number of building permits issued for existing lots and subdivisions however, would stop or restrain the creation of new lots or subdivisions. He stated the Town has approximately 20,000 acres of open land and 3800 dwellings however, the Town has the potential build-out of 8,000 new homes. He stated the Planning Board has no time to plan due to their servicing of new applications. He stated that following the forum on 11/15/05 (@Crescent Lake School, 7 pm) the Planning Board is conducting two work sessions regarding growth with the input received from the forum on 11/22/05 & 11/29/05. He stated that if the Planning Board decides to moved forward with an Interim Growth Ordinance, that it would be placed on the March 2006 Town Warrant. He stated the Planning Board's decision would be based upon input received from the forum as well as written comment. He explained that two public hearings would take place; December & January and based on further input at those hearings, the Board would then vote as to whether to place it on the Warrant.

Bob Reid stated that if the Planning Board votes to implement an Interim Growth Ordinance, the implementation would occur at the time of posting for Town Warrant and then if the Town votes no, the implementation of such would end.

David Booth explained that when the ordinance is posted it would be in effect until Town vote however, the Planning Board has requested legal opinion / clarification regarding such. He stated there would not be a moratorium on building permits for one year. He also stated that Workforce Housing and Elderly Housing would be exempt from the Interim Growth Ordinance.

Paul Schmidt questioned what the ordinance would restrict and the language for said ordinance.

David Booth stated that RSA 674:23 restricts / causes the cessation of new building lots, subdivisions and boundary line adjustments. He stated the amount of restrictions is at the discretion of the Planning Board and that the wording is not yet in place for the Town's ordinance. He stated the ordinance would be restricted to one year by State statute.

Paul Schmidt verified that the ordinance would not restrict development on current building lots.

Mary DeVries questioned whether the one year time frame for the ordinance would end November 2006 or March 2007 (due to the ordinance taking effect the date of posting).

David Booth replied March 2007.

Mary DeVries commented that the ordinance would be in effect for more than one year.

David Booth stated the Planning Board is requesting guidance from Town Counsel regarding such stating that the Board would rather have the ordinance take effect the date of Town vote rather than the date of posting.

Mary DeVries questioned whether Town Counsel would have an answer by 11/15/05.

David Booth replied that he hopes to have an answer by the date of the forum. He provided the Committees with an email address available to the Planning Board regarding comments on growth; wolfeboroplanning@hotmail.com.

Bob Reid stated there are serious issues with the Town's tax base.

Peter Alden stated that businesses are suffering from the snarled traffic and access. He stated there would be serious consequences if an Interim Growth Ordinance takes effect.

Bob Reid stated that his natural reaction is to allow market forces to drive the economy. He stated the Planning Board is autonomous from the EDC however; the Town has the ultimate say. He stated he is not in favor of a long term growth ordinance.

David Tower questioned whether there was a particular event that caused the Planning Board to discuss a growth ordinance.

Bob Reid stated he questions the driving force and motivation behind the ordinance and believes to know who it is however, would not state such. He stated the Town has activist employees that need to be put in their place. He also stated that he believes that both David Booth and Dick Hamilton are sincere in their effort however, feels that the majority of the voting public does not care. He stated the Town is being controlled by activist forces.

Gene Leone stated that a problem in regard to government is that they build their own bureaucracies and questions whether they are there for the people.

Bob Reid stated that he would suggest that they are not there for the people. He stated that the current budget for 2006 has a 13% increase not including Capital Improvements.

➤ **Traffic**

Bob Reid stated that Wolfeboro is not a business friendly town.

Peter Alden agreed with Mr. Reid's comment.

Bob Reid stated the charge of the EDC is to change such as well as to take as much business out of the Downtown area by building a professional park.

Peter Alden stated that the development of a business park could be a long term goal however; traffic issues are prevalent now.

Bob Reid stated the Committee could begin to implement the information from the traffic study. He stated there are a lot of agendas going on and that long term and short term planning needs to be addressed immediately. He questioned whether the Committees are prepared to make specific recommendations regarding signage.

Paul Schmidt stated that by December the Committee would prepared to do such.

Bob Reid verified the specific recommendations on signage come from the Chamber of Commerce's EDC.

Peter Alden stated that he would expect it to be a joint proposal of the two Committees.

Bob Reid replied yes.

Paul Schmidt questioned the work schedule of the Smith River Bridge.

Bob Reid stated that the State had intended to work throughout the winter however; the water level is too high thus causing further delays. He stated he does not have an answer as to the State's plan and would look into such.

Paul Schmidt stated the Board of Selectmen should request a plan regarding the bridge construction from the state.

Bob Reid stated the Board of Selectmen has requested such however, the State has replied no.

Paul Schmidt stated the State has a responsibility to the economic stability of the Town.

Bob Reid stated the Town has received one letter from the State of which was nebulous and further stated the State does not live up to what they say.

Gene Leone questioned whether pressure could be placed on the State representatives.

Bob Reid stated the State representatives have been brought in already.

Gene Leone recommended consistent questioning of State representatives.

David Tower requested an agenda for the EDC meetings.

Peter Alden stated the Committees need to focus on specific items.

David Tower stated the Master Plan process is a priority for the Planning Board.

Bob Reid stated that the process needs to be influenced. He informed the Committees that Marty Bilafer, Director of Public Works is retiring.

Paul Schmidt recommended hiring a person from the outside.

Bob Reid stated there is no question for the need of such.

Town of Wolfeboro EDC and Wolfeboro Chamber of Commerce EDC joint meeting scheduled for Wednesday, December 7, 2005 @ 8:30 am.

It was moved by Gene Leone and seconded by Denise Roy-Pamler to adjourn the November 9, 2005 Economic Development Committee meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 9:40 am.

Respectfully submitted,

Lee Ann Keathley
Secretary