

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
WOLFEBORO CHAMBER OF COMMERCE EDC
JOINT MEETING
Wednesday, December 7, 2005
MINUTES**

Members Present: Bob Reid, Chairman, Mike Cooper, Tony Triolo, Gene Leone, David Tower, Mary DeVries, Members.

Members Absent: Denise Roy-Palmer, Member.

Wolfeboro Chamber of Commerce EDC Members Present: Mary DeVries, Member.

Wolfeboro Chamber of Commerce EDC Members Absent: Peter Alden, Paul Schmidt.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Reid opened the meeting at 8:35 am.

Consideration of Minutes

November 9, 2005

It was moved by Tony Triolo and seconded by David Tower to accept the November 9, 2005 EDC minutes as submitted. Bob Reid, Mike Cooper, David Tower, Mary DeVries, Gene Leone voted in favor. Tony Triolo abstained due to his absence at that meeting.

Discussion Items

➤ **Signage Recommendations for Traffic & Parking**

Mary DeVries stated the Chamber of Commerce EDC is scheduled to meet on Friday, December 9th and signage has been placed on the agenda. She further stated that Peter Alden and Paul Schmidt would not be present at today's meeting.

➤ **Interim Growth Management Ordinance**

Referencing the Growth Forum held by the Planning Board on 11/15/05, Bob Reid stated that a vast majority of the people who attended were opposed to an Interim Growth Management Ordinance (IGMO). He stated the forum was heavily attended by construction and real estate professionals. He further stated the Planning Board has decided to hold two public hearings on whether to have a building moratorium on new building lots. He requested the members to speak to the issue.

Mike Cooper recommended updating the Master Plan first and then review whether an IGMO is necessary. He stated that to pursue an IGMO and then update the Master Plan leads to the question of whether another agenda exists.

Bob Reid concurred with Mr. Cooper's comments stating that there appears to be an agenda to restrict growth.

Mike Cooper stated that the Planning Board could eliminate the concerns of citizens by updating the Master Plan first and decide where growth would occur and subsequently develop zoning to address the issue. He stated the existing Master Plan should be used as a guide until the updated Master Plan is completed.

Bob Reid stated that Mr. Cooper's comments and recommendations are shared by others.

David Tower stated the views of those at the hospital are similar to the comments and views stated by Mr. Cooper. He stated the Master Plan that was developed in the 1990's is a useful document and should be used. He stated that after reading the Planning Board's minutes regarding an IGMO, he is concerned of the future potential

He stated there should be a macro view of the issue and opposes an IGMO until more planning is in place and a substantive effort has been made toward the updating of the Master Plan.

Bob Reid stated he is convinced the Town's personality is reactionary. He stated that he read in the minutes that Wolfeboro's Master Plan was an award winning Master Plan.

David Tower stated the Master Plan was not a minor undertaking and that the Town needs to face the issue that things have changed.

Cooper commented that where the Master Plan goes for the Town is where Brewster Academy goes and that their growth and development is tied to the development in Wolfeboro. He stated there is economic impact and that the Master Plan can't be stuck in a drawer. He stated the Master Plan must be reviewed in totality and continuously reviewed and used as a benchmark otherwise, it is not a meaningful document.

Bob Reid stated the forum was well attended however, attended by those with special interests.

Mary DeVries stated there were large groups of people at the forum that did not speak and who were from the general public.

Tony Triolo concurred with Mr. Cooper and Mr. Tower's comments. He stated Chip Maxfield wrote a letter expressing his opinion that the Planning Board is doing things backwards. He stated he does not believe in a moratorium and questioned how to get the Planning Board to use and apply the tools (ie: Master Plan). He stated that it is obvious the Planning Board didn't like the Master Plan and therefore, chose not to use it.

Gene Leone stated the Planning Board has provided statistics that are questionable and have not provided a concrete reason for proposing an IGMO. He commented that the Planning Board may be too busy.

David Tower questioned whether there was a single event that prompted the Board to propose an IGMO. He stated that the commercial zoning of South Main Street was mentioned and should be reviewed.

Gene Leone commented that some of the Board members appear to contradict themselves and by using the Master Plan, that such would hold persons responsible.

Tony Triolo recommended the review of the Master Plan.

Bob Reid stated that if the EDC stays silent on the issue, there would be no basis for complaint about what happens. He agreed that the Master Plan should be reviewed.

Mary DeVries stated the Board allowed public comment at the 11/29/05 Work Session and consequently, a question was asked to the Board as to how they would know if they would have time to write a Master Plan in one year and what has been done to move toward such. She stated the chairman replied that the Board has been asking people to help with the Master Plan update. She stated that to date, the Chamber of Commerce has not been asked to help with the update. She further stated the Chamber of Commerce was identified with responsibilities in the 1996 Master Plan.

Mike Cooper and David Tower stated they have not been asked to participate in the Master Plan update.

Tony Triolo asked whether the EDC has been contacted to participate.

Bob Reid replied no. He stated that Allen Burgoyne has informed him that no specifics in regard to the Master Plan have been discussed by the Planning Board. He stated he is concerned the IGMO will change into another long term growth ordinance.

David Tower stated the Master Plan is critical and recommended a more strategic budget to support such.

Mike Cooper commented on whether the program dictates the budget or vice versa. He recommended the traffic study be factored into the Master Plan and questioned the amount of growth that would occur between now and the time the Master Plan has been updated. He recommended the EDC develop an action plan or statement.

Bob Reid commented that there were people who worked very hard on the CIP however, that it has no vision.

David Tower stated the need in supporting documents to the CIP.

Mike Cooper stated there has to be continuity of thought before people will understand what needs to be done.

Mary DeVries stated that the Planning Board, at its Work Sessions, commented that they were hearing from people with special interests and expressed great concern at what will happen next. She stated the Board has heard the comments and still scheduled a public hearing and that now she can only assume that the proposed ordinance will go to Town Warrant. She questioned what the EDC should do.

Bob Reid recommended writing a draft letter to the Planning Board articulating the concerns of the Committee that were expressed today; the update of the Master Plan should occur first and the IGMO

should be considered following the update of the Master Plan and that if the Board does not consider such and the process is reversed, that the EDC will actively work to defeat the Warrant Article.

Tony Triolo agreed with Mr. Reid's recommendation regarding the letter from the EDC. He questioned the Board of Selectmen's views on the issue.

Bob Reid stated that both he and Allen Burgoyne are opposed to the IGMO. He stated he would draft the letter and submit such to the Committee for review and subsequent revisions.

It was moved by Tony Triolo and seconded by Mike Cooper to draft a letter to the Planning Board addressing issues of an Interim Growth Management Ordinance and Master Plan update. All members voted in favor.

Town of Wolfeboro EDC scheduled for Wednesday, January 11, 2006 @ 8:30 am at Leone, McDonnell & Roberts office.

It was moved by Tony Triolo and seconded by David Tower to adjourn the December 7, 2005 Economic Development Committee meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 9:24 am.

Respectfully submitted,

Lee Ann Keathley
Secretary