

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
Wednesday, January 11, 2006
MINUTES**

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

Members Absent: Denise Roy-Palmer, Mike Cooper, Members.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Reid opened the meeting at 8:40 am.

**Consideration of Minutes
December 7, 2005**

Chairman Reid tabled the approval of minutes until February 8, 2006.

Discussion Items

- **Shirley Ganem resignation from the Board of Selectmen**
Bob Reid announced Shirley Ganem's resignation.

Gene Leone questioned her rationale for such.

Bob Reid stated that no one was aware that she intended to resign and it is the understanding that not until half way through the meeting that she wasn't sure what she was going to do. He further stated that her husband is ill and that she has had some difficulty in finding a person she is comfortable with to care for him during her meetings. He stated that Ms. Ganem indicated to a reporter from the Granite State News that she is not happy with what happened in the nonpublic session and with the aggressive nature of the Board pointing fingers back in time. He stated that Ms. Ganem had no intention of running for re-election. He also stated that she has commented that she does not like the five member Board rather, feels that the three member Board works much better.

Tony Triolo asked whether the Board of Selectmen would appoint a person in the interim.

Bob Reid replied no.

Tony Triolo questioned whether there is time for a person to run and get on the ballot.

Bob Reid replied yes.

➤ **Signage Recommendations for Traffic & Parking**

Bob Reid stated that any of the recommendations from the Chamber of Commerce's EDC that require money will be one year away because the budget is set. He stated that a motion from the floor at the deliberative session can be made to recommend additional money be added to the budget.

Mary DeVries stated that money already exists in the current budget for 5 traffic control officers. She stated that on behalf of the Chamber of Commerce's EDC she spoke at the public hearing for the Budget Committee and requested funds for signage however, a motion was not made to have the money put in.

Bob Reid stated he does not recall the request for 5 traffic officers in the Police Department's budget.

Mary DeVries stated there had been \$15,000 placed in the budget for signage and because a commitment was made last year for that monetary figure, she feels the Town should continue with the same commitment at minimum.

Bob Reid stated the 2006 budget reflected a 7.34% increase over the 2005 default budget. He stated there are 14 Warrant Articles on the ballot that include millions and hundreds of thousands of dollars, mostly bonded. He stated that if the voters vote yes on those articles that are not bonded the 7.34% will increase. In regard to review of seasonal parking limits, he asked what specific hours would be placed on such.

Mary DeVries stated that the times would vary due to specific areas of Town; unlimited on North Main Street, south of the IGA, Central and Railroad Avenue and Downtown would be a 2 hour limit. She stated the Chamber of Commerce is meeting with the Board of Selectmen in January.

Bob Reid asked where the parking limit would end on the north side of Town.

Mary DeVries replied a 2 hour limit on North Main Street has been discussed thus far however, the time could change.

Bob Reid questioned the enforcement of parking regulations stating that the biggest critics in regard to the parking issues are the businesses and questioned whether those businesses are on board with the recommendations.

Mary DeVries stated that the 2 hour limit is not going to work for some businesses. She stated that this past year she has heard from more businesses that wanted enforcement. She stated that when tickets were issued there were fewer complaints. She stated the business community wants enforcement of parking.

Tony Triolo & Mary DeVries stated that Chip Maxfield has supported the two hour parking limit.

Mary DeVries state the Board of Directors of the Chamber of Commerce will actively promote the changes if the EDC supports the document.

Bob Reid stated that Committee member indicated frustration because the last two times, no sooner had something been done when someone wanted to change it.

Tony Triolo agreed with the two hour parking limit.

Bob Reid stated he supports the two hour parking limit.

Mary DeVries stated that additional parking is necessary and that such needs to be a priority to the Town.

Bob Reid stated that he and Tony Triolo have reviewed Downtown properties for parking.

Tony Triolo stated that public parking is available however, people are lazy and don't want to walk.

Mary DeVries stated the public parking areas fill frequently during peak seasons of summer and that boat trailers take up space.

Gene Leone questioned whether Wolfeboro Oil would be moving.

Bob Reid replied not anytime soon.

Tony Triolo stated that even if Wolfeboro Oil did move, the land is owned by them and no agreement currently exists between them and the Town beyond moving the site. He stated Wolfeboro Oil's intent is to relocate the tanks to the Business Park.

Bob Reid stated he opposes the construction of the Business Park because although the land was purchased inexpensively, there is a need to dig up the stump dump at a minimal cost of \$330,000. He stated there is oil and paint at the location and figures that it could cost millions to clean it once the land is opened up. He stated that money was not placed in the budget to close the stump dump. He stated it is a grandfathered area with monitoring wells.

Gene Leone questioned the gas station at the corner of North Main Street and Endicott Street for potential parking.

Bob Reid replied that Buddy LeRoux owns the property and at this time he is ill and his brother has stated that Mr. LeRoux has no interest in selling the property.

Mary DeVries asked why there is a Warrant Article for money to be expended for a study of Foss Field.

Bob Reid stated he hopes the Warrant Article fails. He stated the Town wanted to replace lights at Foss Field that are leaning over however, prior to such the State is requiring the Town to perform a study and conduct testing on the area. He stated the area was originally a landfill and if opened up, it could cost millions of dollars. He stated it is not just about fixing lights anymore. He recommends the area to be capped off and place a parking lot in the area. He stated there is a Warrant Article for such and that he voted not in favor of the testing.

Tony Triolo questioned whether the area could be paved without testing.

Bob Reid stated he is unaware.

Tony Triolo asked if there are test wells at the site and if so, are they being monitored.

Bob Reid replied he believes so however, doesn't know the results. He questioned the recommendation for sidewalk brick.

Mary DeVries stated that sidewalk brick was identified in the update to the Transportation Plan.

Bob Reid stated there exists a vast difference of opinion on the issue of sidewalks and the amount of money spent on such. He stated a number of people from the public has spoken adamantly on the permanent fix of Bay Street and have spoken against sidewalks on Clarke Road and Sewall Road. He stated there is not much resistance to Downtown sidewalks and that he personally agrees with either brick or textured sidewalks.

Mary DeVries stated the recommendations regarding brick came from the Our T.O.W.N project. She stated the Chamber of Commerce's EDC is discussing both short term and long term goals and that the brick sidewalks would be considered as a long term goal.

Gene Leone stated he is not against the recommendations. In regard to the increase in number of traffic control officers, he stated that the Town has had two in the past and those officers never did what was intended by the Townspeople. He stated that the Town may need five officers however, that fact is not known. He stated the past traffic control officers have not fixed the problems. He stated that he is downtown daily and has never seen the officers direct traffic.

Mary DeVries stated that she would continue to communicate the issues to the police chief.

Bob Reid stated that in 2005 the Town had 3 traffic control officers and that he had made it a point to go Downtown and watch them. He stated the officers were confused about what they were suppose to do and what they were expected to accomplish however, the officers improved over time. He stated that the traffic is a serious issue and questioned how much they can do. He stated the officers appointed in 2005 were better than the officers in 2004.

It was moved by Tony Triolo and seconded by Gene Leone to support the Wolfeboro Chamber of Commerce's Economic Development Committee's recommendations for traffic, parking and signage. All members voted in favor.

➤ **Interim Growth Management Ordinance**

Mary DeVries questioned the origin of the IGMO Written Public Comments chart.

Lee Ann Keathley replied Rob Houseman comprised the list based on emails and written commentary submitted regarding the IGMO.

Mary DeVries commented that she submitted a letter on behalf of the Chamber of Commerce and disagreed with the "neutral" notation of whether opposed or in favor of the IGMO.

Gene Leone questioned the letter from Mike Cooper and stated the letter was written on behalf of Brewster Academy. He also questioned the accuracy of the document due to the incorrections.

Bob Reid stated he has written a draft letter regarding the EDC's opposition to the IGMO and requested comments and / or changes to said letter once reviewed by the Committee.

Lee Ann Keathley stated she would email the draft letter to the members. She further stated the Planning Board's second public hearing is scheduled for 1/17/05 and requested any revisions to said letter be submitted prior to such.

➤ **Master Plan Update**

Bob Reid informed the Committee he received a call from David Booth requesting that the chairman and one member of the EDC serve as co-chairs to the Economic Development Chapter of the Master Plan. He stated that Mr. Booth stated it would consist of a complete rewrite of the chapter rather, the chapter would be reviewed and the committee would put forth recommendations.

Tony Triolo volunteered to assist in the Master Plan update.

It was moved by David Tower and seconded by Gene Leone to appoint Bob Reid and Tony Triolo as co-chairs to the Economic Development Chapter Committee for the Master Plan update.

Bob Reid stated he would inform the Mr. Booth of the appointees.

➤ **New Business**
Route 28

Bob Reid stated that recently, on numerous occasions between the hours of 1:30 pm and 3:30 pm, there has been an enormous amount of traffic on Route 28 south. He stated that he would, as a committee, like to invite a State Representative to an EDC meeting to discuss alternatives to widening the road or placing turning lanes in the road in order to improve traffic flow.

Gene Leone stated the traffic is similar during the morning hours.

Bob Reid stated he would place such on the agenda for February and recommended requesting Stan Stevens to attend the meeting.

Tony Triolo recommended contacting a representative from the NH DOT.

Mary DeVries stated there are three representatives in the town of Wolfeboro.

Bob Reid commented that it is a State road and is an unsafe situation to the public.

Tony Triolo stated there hasn't been any change to the traffic issue for the past 30-40 years.

Bob Reid recommended turning lanes at the hospital and schools.

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

It was moved by Gene Leone and seconded by Tony Triolo to adjourn the January 11, 2006 Economic Development Committee meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 9:45 am.

Respectfully submitted,

Lee Ann Keathley
Secretary