

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE  
REGULAR MEETING  
Wednesday, March 1, 2006  
MINUTES**

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

**Members Absent:** Denise Roy-Palmer, Mary DeVries, Members.

**Staff Absent:** Lee Ann Keathley, Secretary.

*Chairman Reid opened the meeting at 8:30 am.*

**Consideration of Minutes  
December 7, 2005**

***It was moved by Tony Triolo and seconded by David Tower to approve the December 7, 2005 Economic Development Committee minutes as submitted. All members voted in favor.***

**January 11, 2006**

***It was moved by Tony Triolo and seconded by David Tower to approve the January 11, 2006 Economic Development Committee minutes as submitted. All members voted in favor.***

**Discussion Items**

➤ **Paul Skowron, Town Manager**

Bob Reid stated the Town Manager announced his retirement in January 2006 and at that time the Board of Selectmen were negotiating his leaving. He stated following the announcement, negotiations continued and his retirement took place on 2/17/06. He stated that over and above what he would have normally received in retiring, the Town of Wolfeboro is paying him a sum of in excess of \$44,000 (public information). He stated the Board of Selectmen have appointed Scott Smith, Finance Director, as Interim Town Manager and has given Mr. Smith a \$231 increase in pay per week for such (the difference between the salaries of his position and the Town Manager position).

Tony Triolo asked whether the Town is continuing the pay the Town Manager his full salary through December 2006.

Bob Reid stated the Town is only paying Paul Skowron the \$44,000 in one lump sum. He stated Mr. Skowron is receiving pension and health benefits. He stated that public employees have an absolute right to their job and that it is difficult to dismiss the employees due to certain mandates such as

participation in retirement plans supplying medical benefits. He stated the Board of Selectmen is currently reviewing two processes to develop a plan for locating, interviewing and hiring a Town Manager; Local Government Center (Concord) and Municipal Resources Incorporated (Meredith).

Tony Triolo stated there have been several personnel changes and questioned the position of the Public Works Director.

Bob Reid stated Mr. Bilafer has been off the job since January 2006 and is being paid through his retirement date, March 24, 2006.

Tony Triolo asked who has replaced Mr. Bilafer.

Bob Reid stated the Board of Selectmen is not directly involved in the hiring of personnel other than the Town Manager. He stated the Interim Town Manager is well into the process of hiring a Public Works Director. He stated additional responsibilities are being added to the position in so that it will be a comprehensive position including knowledge of water and Public Works.

Tony Triolo questioned additional management changes to be made by the Board of Selectmen that would affect the responsibilities of the Economic Development Committee.

Bob Reid replied he could not comment positively or negatively on such; stating that a lot of changes are occurring.

➤ **Bay Street Bridge**

Bob Reid stated the local newspaper reported that he left the Board of Selectmen meeting regarding the discussion of the Bay Street Bridge. He stated he left the meeting to prevent a quorum and a vote on the issue. He stated the other members wanted to pay an engineer money to finish the design of the bridge to include sidewalks. He stated that if the Town designs a bridge with sidewalks, the State would require the Town to build a sidewalk well up Bay Street (stating he is unsure of the distance required). He stated the sidewalk is proposed for the right hand side of the road (if driving out of Town) and cross in front of a number of businesses. He stated it is his opinion that it will cost a lot of money to construct a sidewalk in addition to the need for taking people's land. He stated that if a sidewalk is placed in front of Wolfeboro Power Equipment it would restrict parking and entry into the business. He stated the owner of the business was not available for comment until March and felt that he should be given the opportunity to provide input. He stated economic development is important to him and that he is not for or against the sidewalk. He stated people don't want sidewalks, as seen by their comments when a sidewalk was proposed for Clark Road and Sewall Road. He stated a full Board of Selectmen was not present and people who would be impacted by such were not available for comment in addition to the fact the Town does not have the money to do such.

➤ **Route 28**

Bob Reid stated that two women from the Kingswood Golf Course made a presentation to the Board of Selectmen requesting modifications on the speed limit and the placement of a crosswalk on Route 28 at the golf course. He stated it is a State road and not a Town matter. He stated he would invite the women

to a future EDC meeting in attempt to provide solutions to the issue. He stated the Board of Selectmen recommended requesting the State to lower the speed limit before the golf course however, not to recommend a crosswalk because a crosswalk implies certain responsibilities and the BOS felt the golfers may feel they have the right of way and would not pay as close attention as they should when crossing the road. He stated he introduced the concept of a tunnel however; the golf course is not in favor of such due to monetary issues.

Tony Triolo stated the traffic would be further impeded.

Bob Reid stated he spoke to Stan Stevens and inquired how the EDC could voice their ideas to the State regarding traffic issues. He stated Mr. Stevens replied it would be difficult to do such because the State is planned out years in advance however, that he and another representative would attend an EDC meeting. He stated there are many issues that impact Route 28. He requested an EDC member to contact the two representatives and schedule a meeting.

Gene Leone stated he feels it is a special interest group promoting their needs.

Bob Reid stated the cars drive very fast and that it is a highway. He stated there are people who don't have the capacity to think clearly and have slower reaction times however, doesn't feel it is the responsibility of the Town that the golf course was built on two sides of a major highway.

Mike Cooper questioned how such fits into the pervue of the EDC.

Bob Reid stated that all other issues regarding Route 28 are under the pervue of the EDC and believes the EDC should help them.

Mike Cooper recommended the EDC not assume responsibility in the matter and feels it is the responsibility of the golf course to pursue the matter.

Tony Triolo stated the EDC doesn't need the responsibility and by taking on the project, responsibility ultimately falls upon the Town.

Bob Reid stated he concurs with the comments however, fears that because the Board of Selectmen chose not to ignore the issue, something may be done that the Committee doesn't want. He stated that regardless of whether it is the State's pervue, they allowed the people to come before the Board of Selectmen and make it a public issue. He stated he attempted to state such at the meeting however, was rained on. He verified the direction of the EDC is to do nothing in regard to the speed limit and crosswalk issue at the golf course. He stated the EDC has discussed the traffic issue and safety on Route 28. He stated the traffic issues affect businesses and parking issues for businesses referring to the hospital, schools, dentist offices, etc.

Tony Triolo stated the traffic doesn't impact those businesses rather, impacts the retail businesses.

Gene Leone stated the traffic issues revolve around school traffic and summer fairs.

Bob Reid stated the Town is substantially growing.

Tony Triolo stated the Town has grown 2.5% over the last ten years.

Bob Reid stated the Town supports a lot of real estate companies because the people are governing it. He questioned whether the members are stating that it is not economic development and growth.

Tony Triolo stated the highway is not something that can be controlled and that the Committee should place a minimal amount of time into the feasibility of what can be done.

Bob Reid stated he needs a member to make contact with a State representative and find out if anything can be done. He questioned the effects of people trying to get out of town while an emergency is occurring and stated the road is inadequate to handle an emergency situation. He stated he views it from an economic situation and feels it is a major issue if economic growth is to occur.

Mike Cooper stated the solutions would be limited and referenced turning lanes and a bypass. He stated the day to day traffic has flex and balance however; the destination point should be examined. He stated that information has been compiled in the transportation report. He stated that without taking people's land, there aren't many options.

Tony Triolo stated that a turning lane at the school may be feasible however; a change in the road is not.

Bob Reid stated there have been many serious accidents.

Gene Leone disagreed with Mr. Reid's comment regarding the number of serious accidents that have occurred.

Tony Triolo stated that not many options exist.

Bob Reid questioned what options exist that the EDC would be interested in pursuing.

Tony Triolo recommended a turning lane at the high school.

Gene Leone recommended cooperation with the school to restrict student drivers.

Bob Reid requested a member to coordinate a meeting with a State representative. He foresees a disaster in the instance of an emergency and the movement of emergency equipment along Route 28. He requested a volunteer to contact two State representatives on a limited scope of talking about potential turning lanes at the high school.

Dave Tower volunteered to contact the State representatives. He further stated he appreciates Mr. Reid's sensitivity to the issue however, finds it difficult to relate it to economic development.

Bob Reid stated that if the members feel it is not related to economic development then, the EDC will not do anything.

Mike Cooper stated the Town has parking problems and traffic issues as does everyone else. He stated the Chamber of Commerce has been working on recommendations put forth in the transportation plan to improve those parking issues.

Bob Reid stated the Chamber of Commerce has come before the BOS twice and the result was nothing because it boiled down to the argument of whether to have two or four hour parking. He stated nobody wants to address the parking issue or road issue of getting people in and out of businesses in this Town. He stated the Town desperately needs additional parking and signage however, both times they approached the BOS, the Board was mute. He stated there is no money in the budget for signage and recalled telling the Chamber of Commerce committee in November 2005 that if they didn't come to the Board of Selectmen with a plan, the plan would not be included in this year's budget.

Tony Triolo verified the Chamber of Commerce did not request the money in this year's budget and that there would not be any signage this year.

Bob Reid stated his goal is to find an easier way to do business in this Town and feels he may be hitting a wall in regard to such.

Mike Cooper stated it has been previously discussed to approach the downtown businesses to get their employees to park towards the train station and work cooperatively with those business owners. He stated the Chamber of Commerce is attempting to work with their membership in regard to the parking issues.

Gene Leone stated the parking issue is not unique to Wolfeboro.

Tony Triolo feels that if the employees did not park in front of their establishments, it would help the parking issue.

Bob Reid agreed however, he stated that some businesses are not buying into the idea.

Tony Triolo & Gene Leone asked how the EDC is going to help those who don't buy into the ideas.

Bob Reid replied through enforcement (fines). He stated the employees are switching their vehicles after four hours.

Gene Leone stated that now they will do the same but, at every two hours.

Tony Triolo stated that there are real issues related to economic development that should be concentrated on.

➤ **Bennett Hill Tower**

Bob Reid informed the Committee that they have received a building permit and is in the process of building the Tower. He stated he has spoken to Jay Williams, Owner, who has informed him that US Cellular and Verizon will be on the tower and that they are working with Nextel & Sprint (the companies

have merged). He stated that possibly by summer, three companies would be on the tower. He stated it was a battle to get the tower constructed.

Tony Triolo asked why it was a battle.

Bob Reid stated there was no history in the Town of the process by which to go through to construct a tower and then suddenly there were other groups that were interested in constructing towers. He stated the people who work for the Town had no guide as to what they should or should not be doing, stumbled through the process and finally came to the conclusion that they met all the requirements. He stated it cost the Town a lot of money and it shouldn't have.

➤ **Emergency Release of Effluent**

Bob Reid informed the Committee the Board of Selectmen agreed to a plan to release billions of gallons of effluent in an emergency situation to avoid pond overflow. He stated the plan is in the process of being approved.

Tony Triolo questioned whether the snow guns are continuing to be used.

Bob Reid replied yes and that the snow guns have removed 2.5 million gallons however, 2.5 million gallons in an 88 gallon capacity with 300,000 gallons per day being received is not helping much. He stated the snow guns were designed for testing purposes.

Tony Triolo questioned the solution to the problem.

Bob Reid replied deep well injection. He stated there are pieces of property located in Town that have the right kinds of soils for deep well injection (not affected by weather). He stated the injection / infiltration process is rapid.

Tony Triolo asked what happens to the water when the effluent goes into the ground.

Bob Reid stated it goes through the earth and gets purified. He stated additional changes are proposed at the plant to purify the water further. He stated that one of the property owners has the land for sale and is eager for the Board of Selectmen to look at the property.

➤ **New Business**

**EDC projects**

Tony Triolo recommended the Committee review projects that the EDC should be involved in.

Bob Reid agreed and recommended pursuing a professional or business park away from the Downtown area. He stated that such could be greatly influenced by the Master Plan. He stated that Tony Triolo and he are working on the economic portion of the Master Plan.

### **Planning Board**

Gene Leone stated he watched a Planning Board meeting on television and explained that a subdivision on College Road had been reviewed and met all the legal requirements. He stated the Conservation Commission made a recommendation to the applicant and despite the fact the application had met the requirements, one member voted against it because the owner stated he did not want to follow the recommendation of the Conservation Commission. He questioned what would occur if all the members had voted against it, assuming that a lawsuit would then occur. He further questioned why the Town would put themselves in that position.

Tony Triolo stated it has occurred previously and the Town has been previously sued as a result of such. He stated that if the Interim Growth Management Ordinance passes, a lawsuit could occur because it is unconstitutional and discriminatory. He stated the Planning Board did not think it through rather, followed advice from others.

*Town of Wolfeboro EDC meeting scheduled for Wednesday, April 12, 2006 @ 8:30 am at Leone, McDonnell & Roberts office.*

**It was moved by Gene Leone and seconded by David Tower to adjourn the March 1, 2006 Economic Development Committee meeting. All members voted in favor.**

Respectfully submitted,

Lee Ann Keathley  
Secretary