

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
Wednesday April 12, 2006
MINUTES**

Members Present: Bob Reid, Chairman, Tony Triolo, Mike Cooper, Denise Roy-Palmer, Mary DeVries, Gene Leone, Members.

Member Absent: David Tower, Member.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Reid opened the meeting at 8:30 am.

Consideration of Minutes
March 1, 2006

Chairman Reid tabled the consideration of minutes until the May 9, 2006 EDC meeting.

Discussion Items

➤ **Master Plan update**

Bob Reid distributed 2 pamphlets to the Committee for review and comment at the next scheduled EDC meeting; Implementation Program and Economic Base. He stated the Town of Wolfeboro is not business friendly and change regarding such needs to occur. He provided the following example of how unfriendly the Town of Wolfeboro is in regard to businesses; he stated the new owners of the Downtown Market Grille are nice people and have improved the space dramatically however, the Town is going to fine them for the changes they have made.

Mary DeVries stated the owners received threats from the Town before the renovations had been defined as a change of use. She stated the owners had a choice to move to either Wolfeboro or Meredith and chose Wolfeboro. She stated the Town needs to welcome new business owners to Wolfeboro and there needs to be a change in the treatment of local businesses. She stated the incident has been more about how Town Staff has handled the situation and for the first time, the issue regarding the Downtown Market Grille has necessitated a phone call by the Chamber of Commerce to the Interim Town Manager. She stated the Town needs to support the businesses because the negative experience with Town Staff affects the economy. She stated the Town should want businesses that contribute to the Town's economic base.

Denise Roy-Palmer questioned the outcome regarding Staff and their actions.

Bob Reid stated that nothing has happened and that it is not an isolated incident. He expressed concern regarding the Staff member in question.

Mary DeVries stated there are two Staff members involved in the issue and doesn't understand why there is a pattern. She stated she approached the Interim Town Manager as if it were an isolated incident.

Bob Reid stated the EDC could formally state their concerns in regard to the issues surrounding the Downtown Market Grille.

Tony Triolo stated it is not an isolated incident and that such treatment by Town officials could not happen again.

It was moved by Tony Triolo and seconded by Denise Roy-Palmer to formally state concerns in regard to the actions by Town Staff in regard to the Downtown Market Grille. All members voted in favor.

Bob Reid commented that the Master Plan needs to be accepted and implemented by the Town.

Mike Cooper stated he wants assurance that an individual or entity is driving the Master Plan to ensure the implementation of such. He stated that he does not want to put in all the work to update the chapter if it will never be implemented and questioned what assurances the EDC has in regard to such.

Bob Reid stated he has a verbal assurance from David Booth, Planning Board Chairman. He stated Mr. Booth commented that they had blown it in regard to the 1996 plan not being implemented and that the 2006 review of the Master Plan would be updated and implemented. He stated that if the Master Plan is not implemented the EDC can challenge such based on Mr. Booth's statements. He stated the economic base portion of the plan could be elevated. He stated he would not sit idle if the Master Plan is not implemented.

Mike Cooper questioned who would be ultimately accountable for the implementation of the Master Plan.

Bob Reid replied the Planning Board has been involved with the implementation.

Mike Cooper expressed concern regarding the Planning Board's involvement with the implementation of the Master Plan since the last update was never implemented.

Gene Leone stated the entire Planning Board and Planner needs to be removed and until then, there are no assurances that things will change.

Bob Reid recommended hiring a staff person who would be accountable to the EDC and assure the plan is being implemented. He stated he would like to work with an economic development planner and that such could be used as reinforcement in their efforts to ensure implementation.

Gene Leone questioned whether the EDC could hire and fire said person.

Bob Reid replied no, it is the Town Manager's responsibility.

Denise Roy-Palmer stated the EDC could partake in the evaluation process for the hiring of Staff.

Bob Reid agreed with Ms. Palmer's statement.

Mary DeVries stated Jay McCara, Director of Economic Development for the City of Nashua, is a paid Town employee.

Gene Leone commented that development in Wolfeboro over the years has been as a result of private entities / individuals rather than government and cited the following examples of such; Wright Museum, The Nick, Pop Whalen. He stated the Town has continuously pushed for the development of Route 109-A and that Back Bay has developed on its own. He stated private businesses will enhance economic development in this Town; not government.

Bob Reid expressed the need for a person within government capacity whose entire function is to open the process.

Town of Wolfeboro EDC meeting scheduled for Tuesday, May 9, 2006 @ 8:30 am at the offices of Leone, McDonnell & Roberts. Agenda will include Master Plan Economic Base Chapter review and language changes to such.

It was moved by Tony Triolo and seconded by Mary DeVries to adjourn the April 12, 2006 Economic Development Committee meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 9:23 am.

Respectfully submitted,

Lee Ann Keathley
Secretary