

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
October 13, 2009
MINUTES

Members Present: Frank Giebutowski, Acting Chairman, Gene Leone, Vice-Chairman, Kristi Ginter, Selectman's Representative, Tony Triolo, Mike Cooper, Mary DeVries, Dave Tower, Denise Roy-Palmer, Members.

Member Absent: Bob Reid, Member.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Giebutowski opened the meeting at 8:00 AM.

Consideration of Minutes
August 11, 2009

It was moved by Mary DeVries and seconded by Dave Tower to approve the August 11, 2009 Wolfeboro Economic Development Committee minutes as submitted. All members voted in favor. The motion passed.

Discussion Items

➤ **Funding of Market Study**

Denise Roy-Palmer stated she received a letter from the NH Charitable Fund informing her that the grant submitted for the study was not funded.

Frank Giebutowski stated he has not received information from either Rob Houseman or Roger Murray III regarding the Wolfeboro Fund. He stated Rob Houseman has included funding for the study in the Planning Board's budget.

Gene Leone stated he would contact Meredith Village Savings Bank regarding grant money; noting application for such is not available until January 2010.

➤ **Member Terms**

The following terms have been established for the members of the EDC;

Frank Giebutowski, 2010

Mary DeVries, 2010

Tony Triolo, 2010

Kristi Ginter, 2010 (BOS representative appointed yearly)

Dave Tower, 2011

Gene Leone, 2011

Bob Reid, 2011

Denise Roy-Palmer, 2012

Mike Cooper, 2012

Frank Giebutowski stated WEDCO and the Chamber of Commerce should have continuous representation on the Committee.

➤ **Joint Meeting with the Planning Board; Commercial Business District**

Staff reviewed the following changes to the Central Business District per the recommendations /requests/ concerns of the EDC as noted in the joint meeting with the Planning Board on 9/15/09; creation of a Central Business District Overlay District (an attempt to simplify the use restriction within the area of North Main Street to Endicott Street and Mill Street, South Main Street to Union Street, Railroad Avenue and Central Avenue), elimination of the restrictions for personal services and limiting office use to not more than 25% of the first floor area of the building at street level (rather than “unit”).

Kristi Ginter stated the rationale for such is to encourage retail in the Downtown area due to the increase in non-retail business and create a walk-able community.

Tony Triolo questioned whether other towns have such an ordinance.

Mary DeVries replied yes, Portsmouth. She questioned whether the Town is losing retail business; stating such data is not known therefore, noting the need for the study. She stated the footpath connects the Downtown area to Wolfeboro Falls. She expressed concern for the opportunity of the study if the EDC supports the proposed changes.

Gene Leone stated he is opposed to the changes; noting that the marketplace will dictate need and opportunity. He stated the proposed changes potentially decrease the value of properties.

Tony Triolo and Mike Cooper agreed with Mr. Leone.

Denise Roy-Palmer stated the 25% restriction does not include the 2nd or 3rd floors of the buildings. She stated she is in favor of having the TRC process eliminated.

Dave Tower stated he would like to see the results of the study because he is unsure if the proposed changes are supported. He expressed concern as to whether the Town would vote such in. He questioned ADA issues if offices are moved to the 2nd & 3rd floor of buildings. He stated development needs to drive planning rather than planning drive development.

Gene Leone questioned the Chamber of Commerce’s opinion.

Mary DeVries stated the Chamber of Commerce has not taken a position on the matter.

Following further discussion, the Committee requested the following information;

- Inventory of potential nonconforming first floor areas / number of buildings impacted
- Are there Standard Industrial Classification (SIC) Codes that define what is allowable
- ADA issues relative to 2nd & 3rd floor use of buildings for office space
- Inventory of number of buildings that following the application of the 25% rule would be considered unusable due to the size of the first floor area (such as the Yankee Pedlar building)

New Business

➤ **Chamber of Commerce EDC**

Mary DeVries stated the Chamber of Commerce’s EDC has requested a joint meeting with the Town’s EDC.

➤ **GI Plastek**

Mary DeVries stated a representative from GI Plastek is putting forth an outreach effort within the Town (to be proactive and address concerns) to bring together different groups within the community. She noted GI Plastek is one of the top 5 largest employers of the Town.

It was moved by Kristi Ginter and seconded by Dave Tower to adjourn the October 13, 2009 Economic Development Committee meeting. All members voted in favor.

EDC meeting scheduled for Tuesday, November 10, 2009.

There being no further business before the Committee, the meeting adjourned at 9:03 AM.

Respectfully Submitted,

Lee Ann Keathley