

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE**  
**December 8, 2009**  
**MINUTES**

**Members Present:** Frank Giebutowski, Acting Chairman, Mike Cooper, Tony Triolo Mary DeVries, Dave Tower, Members.

**Members Absent:** Gene Leone, Vice-Chairman, Kristi Ginter, Selectman's Representative, Bob Reid, Denise Roy-Palmer, Members.

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

*Chairman Giebutowski opened the meeting at 8:03 AM.*

**Consideration of Minutes**  
**November 10, 2009**

**It was moved by Mary DeVries and seconded by Mike Cooper to approve the November 10, 2009 Wolfeboro Economic Development Committee minutes as submitted. All members voted in favor. The motion passed.**

**Discussion Items**

➤ **Position of EDC relative to proposed zoning changes to the Commercial Business District**

Frank Giebutowski stated the Committee should communicate to the Planning Board the Committee's position relative to the proposed zoning changes to the Commercial Business District. He stated the majority of the Committee has concern regarding the 25% rule; noting such could create a problem with business owners and ultimately create empty storefronts. He stated there should be other incentives to create retail.

Tony Triolo asked the opinion of the business people.

Mike Cooper stated the Chamber of Commerce will formally communicate to the Planning Board to postpone revisions to the zoning districts following receipt of the Economic Development study. He noted the importance of fully understanding the issues prior to making changes.

Mary DeVries stated the Chamber of Commerce would be vocal at the public forum in addition to formal written communication.

Frank Giebutowski stated the Committee agrees with the intent however, more information is needed prior to implementation of zoning changes; noting the percent rule places a burden on owners. He also noted confusion in regard to the definition of the term unit.

Dave Tower stated economic development encompasses more than the Central Business District and there is a need to know the potential opportunities. He stated he views the study as a complimentary process with the Planning Board; noting sequence is essential. He stated that getting more information to make a decision only creates a delay. He stated the EDC proposes opportunities and the Planning Board proposes changes; noting such is synergistic.

Frank Giebutowski reviewed existing business located on the first floor.

Tony Triolo expressed concern relative to restricting property owner's rights; noting the need for the results of the study prior to moving forward. He stated the Town hasn't developed an economic development plan that makes the Town an attractive year round destination.

Frank Giebutowski questioned the Committee's role to strategize winter activities.

*The Committee agreed to write a formal public statement relative to their position on the proposed zoning changes to the Central Business District.*

➤ **Funding Status**

Frank Giebutowski stated the Budget Committee approved Phase I of the study however, noted a lot of discussion took place regarding such relative to the fact that the warrant article was turned down by voters last year therefore, it appears as though the request is being hidden within the budget. He stated there was a motion to zero out the request however, it was a tie vote (4/4) therefore, the motion failed.

Mike Cooper stated he was disheartened by the comment of one of the Budget Committee members who stated the Master Plan is just a guide.

Frank Giebutowski stated the point of view of the Budget Committee was startling.

**It was moved by Mary DeVries and seconded by Tony Triolo to adjourn the December 10, 2009 Economic Development Committee meeting. All members voted in favor.**

*EDC meeting scheduled for Tuesday, January 12, 2010.*

*There being no further business before the Committee, the meeting adjourned at 8:37 AM.*

Respectfully Submitted,  
*Lee Ann Keathley*  
Lee Ann Keathley