

Wolfeboro Economic Development Committee

Tuesday, March 15, 2016, 8 a.m.

Huggins Hospital Conference Room

Meeting Minutes – Draft

Members present: Chair Kathy Eaton, Vice Chair Denise Roy-Palmer, Mary DeVries, Alan Harding, Mike Roush, Linda Murray, Mike Roush

Members/staff absent: Dave Bowers, Dr. Craig Gemmell, Lisa Lutts, Cindy Patten

Staff present: Town Manager Dave Owen, Director of Planning and Development Rob Houseman, Recording Secretary Larissa Mulkern

Call to order: Chair Eaton called the meeting to order at 8 a.m.

1. Approval of Minutes: The minutes of the February 23, 2016 meeting were approved as amended.

2. New Business:

- a. Lakes Region Tourism Association Membership: The association's executive director, Amy Landers, presented to the EDC at the Feb. 23 meeting. Mary suggested the formation of a committee to look into membership organizations both in and out of state. Wolfeboro may be underutilizing no-cost existing tools and resources available through the State of New Hampshire Division of Travel and Tourism. Kathy agreed it makes sense to step back and look at all resources, and exploring those resources would be an appropriate topic for the BR&E marketing committee. A decision on LRTA membership was tabled pending further discussion.
- b. Upcoming EDC Appointments: The terms of Mary DeVries, Alan Harding and Cindy Patten are expiring; Mr. Owen said if they were interested in re-joining, to contact him in writing (e-mail is fine). Mr. Owen added that he anticipated the Board of Selectmen would vote on various appointments at its April 6 regular meeting. Mary said she would write a letter requesting that she be considered as an alternate on the EDC, and that Steve Durgan, the chair of the Chamber's EDC committee is interested in serving on the Town's EDC.
- c. Business Retention & Expansion, Step 3, and Implementation: Denise said Step 3/Implementation would entail establishing committees to take on certain tasks. André Garron, State Specialist with the Community and Economic Development segment of the University of New Hampshire Cooperative Extension, has the list of tasks and committees. Dave Owen said the Town of Meredith's EDC members gave positive feedback about what the Town of Wolfeboro accomplished with the BR&E survey and report. Mr. Owen directed his contact to Mr. Garron. Mary suggested posting testimonials on the Town of Wolfeboro's web page. Rob added

the town is looking to create a Facebook feed with updates on things such as road construction and pending projects, as well as more creative postings. Discussion ensued regarding promoting Wolfeboro as a great place for families and children. Linda said that after she heard Carroll County was going to lose 24 percent of its work force as the population ages, she started thinking about what needs to be done to attract and retain young families. Rob added he is seeing more young families moving in to town. Linda added that the schools have space to take on more students. Alan noted that plans at the Wolfeboro Library include a new, larger space for children, which would appeal to young families. The new library will be brand new and kid-friendly. Kathy added there is a lot for kids and families to do in Wolfeboro and those features should be promoted. Rob suggested working with local resources, such as the schools and Wolfeboro Community TV to create a video that captures the essence of the four seasons of Wolfeboro.

3. Old Business:

- a. Role of EDC liaisons to Planning Board and ZBA: discussion was tabled to next meeting.

4. Other Business:

- a. **MS Mount Washington:** Kathy met with Captain Jim Morash, Chief of Operations and part owner of the MS Mount Washington and they had a wonderful exchange; she mentioned the potential of expanding the Wolfeboro town docks, and they would work with the EDC. She asked whether the EDC could put a Wolfeboro tourism-themed sign up at the dock at The Weirs where the MS Mount Washington docks, and he said yes if we pay for the sign.
- b. **Fisherville:** Linda reported between 200-250 people turned out for Fisherville at the Town Docks; eight or nine bobhouses were set up on land due to the lack of ice on the lake. Mary added one retailer reported it was their busiest day of the season.
- c. **Parson's property, other vacant property:** Denise brought up the potential expansion into the former (and currently vacant) European Auto Works building and lot across from West Lake Restaurant. She recommended that the EDC show support for Alex Hunt's plan to purchase the property and convert it into a sale and repair facility for small engines and equipment such as lawnmowers, snow blowers and garden equipment. Rob stated the formal application has not been submitted, but the plan would improve the lot with a storm-water control plan. It would create a lower intensity use of the lot. The lot is unique because it is currently a lawfully existing nonconforming use. Discussion ensued regarding the EDC recommending Mr. Hunt's proposal, once it comes up for consideration before the appropriate board. Kathy added the members could show support individually; Denise said the lot is an underutilized vacant space and that if the EDC wants to take a pro-active stance and make a recommendation to the BOS to support the project, it should do so prior to the April 19 hearing before the

Planning Board, and at the April 6 Board of Selectmen meeting. Linda and Denise noted that members could speak as individuals at the public hearings. Alan supports the business and asked when would be the best time to appear. Mary asked if the group could write a letter directly to Alex Hunt that asks if there is anything the EDC can do to help. Does Alex Hunt know this is something the committee supports? Linda added that her concern is the RSA sets up separate rules and regulations and provided an example of when she first was elected of a conflict between two boards, where one elected board is putting pressure on another elected board. What Planning Board has control over is different than what the Board of Selectmen can control and she would not want to force them in a corner. Rob said in addition, the BOS is the only board with a right to appeal of both the Zoning Board of Adjustment and Planning Boards. He said the EDC can use the forum of a Selectmen's Meeting to put forth a recommendation, and putting forth the recommendation gets aired on TV, etc., and the Selectmen wouldn't have to do anything else at that point – the recommendation becomes public. Kathy said the Board could also listen to a recommendation and agree or disagree that it's a good or bad idea. **Denise made a motion to appear before the Board of Selectmen on April 6 with a list of reasons to support Mr. Hunt's plan for the property.**

5. Town Manager/Selectmen's Representative Report: Mr. Owen reported the Town Election was held last week and everything on the Town Warrant passed including items that the Budget Committee had voted against. Other news is that Mr. Owen is staying on another two years with the town. Members applauded. The Center Street project will go out to bid later this spring, with construction after Labor Day. The project entails a total reconstruction. Town will do work on the side of the roads, drainage and sidewalks, this summer, Linda added. Only 17 percent of Town voters participated in the Town Election. Turnout was low region-w

6. Adjournment - A motion to adjourn was made, seconded and passed at 9:18 a.m.

Respectfully submitted:
Larissa Mulkern
Recording Secretary