

**Economic Development Committee
Meeting Minutes
DRAFT- November 21, 2017**

Members or alternates present: Chairman Kathy Eaton, Mary DeVries, Cindy Patten, BOS liaison alternate Linda Murray, Steve Durgan, BOS liaison Dave Bowers, Denise Roy-Palmer, Alan Harding, Kathy Tetreault, and Mike Roush.

Members or alternates absent: Dr. Craig Gemmell, Jim O'Donnell, Peter Cooke, and Bill Petersen

Staff present: Town Manager David Owen, Director of Planning and Development Matt Sullivan and Recording Secretary Amelia Capone-Muccio

Guests: N/A

1. **Call to order:** Chairman Eaton called the meeting to order at 8:00 AM. Noted a quorum was present. She appointed alternates to sit for absent members.

2. **Consideration of Minutes: 10/17/17**

S Durgan amended the minutes to correct the spelling of his name.

It was moved by Cindy Patten and seconded by Steve Durgan to approve the minutes of October 17, 2017 as amended. Denise Roy-Palmer abstained, all others in favor, the motion passed.

3. **Joint Meeting with the Planning Board**

Chairman Eaton stated the EDC met last week with members of the Planning Board to discuss the draft Architectural Standards (which are replacing current guidelines) and the revised language definition changes of Hotel, Motel and Inns. She stated from that meeting it seems there needs to more clarity on the role of the architectural standards.

M Sullivan explained the reasoning for adding the Architectural Standards to Planning Board site plan review is that it provides the ability to grant a waiver vs. having to go through the Zoning Board of Adjustment process. He stated the Planning Board felt this option was more flexible.

C Patten stated her concern is the document provides a subjective view and that Wolfeboro's process is already known for not being user friendly and she has great concern with adding to that making the process even less user friendly.

L Murray noted that they won't ever be able to remove anyone's right to go to court, but believes the intent is to reduce the number of ones that do go to court.

S Durgan stated he does not understand why they would voluntarily add more control and in such a litigious society, why would they want to add to that? He was under the impression this revision would be put off until after the Master Plan review.

Chairman Eaton stated that that seemed to be the overall suggestion, but as a Committee they should agree on a recommendation.

M DeVries stated she left that meeting with an overwhelming feeling that it should be reviewed after the Master Plan update. She questioned if the Planning Board will be reviewing it tonight?

M Sullivan replied it would be reviewed by the Planning Board this evening.

L Murray noted if the Committee would like to make a recommendation to forward to the Board of Selectmen. She feels the suggestion of the standards is not to stop business from coming in, but to have restrictions on the looks of the business which is something many other communities have done.

Chairman Eaton noted that an example that was discussed was when the Dunkin Donuts was put in and the considerable amount of money spent on that, and it went in. She would not like to see them take that route again and design standards around the current times. She noted that Wolfeboro has a reputation of not being business friendly which is hard to overcome and she feels be adding more restrictions adds to that reputation. She noted that she understands it can be waived but the language is subjective and someone else reading may not understand that. She gets the consensus from this Committee that they should remain "guidelines" and not "standards".

D Roy-Palmer also questioned if the intent is to delay them until after the Master Plan review or do they want them at all, even after a Master Plan review.

L Murray stated she would like to see it go through the Master Plan review as she understands that will include a mix group of community members and there is opportunity for input among those groups.

A Harding stated the issue is "guidelines", which encompasses common sense vs. "standards" which is a definition. He stated that Wolfeboro is a multi-mix of Town development over the last 100 years and we should stay that way.

Chairman Eaton is hearing that the EDC is favoring "guidelines" vs. "standards", after a review of the Master Plan.

It was moved by Cindy Patten and seconded by Steve Durgan that it is the Economic Development Committee's philosophy to favor the Architectural Design Guidelines and to recommend these guidelines to be reviewed as part of the Master Plan update process, pursuant to RSA 674:1 and 2. Members voted, Linda Murray and Dave Bowers abstained, all others in favor, the motion passed.

Chairman Eaton stated the second topic that was discussed was the definition change to Hotels, Motels, and Inns.

M Sullivan stated this proposed change will be reviewed by the Planning Board this evening and also requires a public hearing.

D Bowers stated that his concern is the 50 rooms limit and we have been told that will not work for any additional hotels and he'd like to see that eliminated to allow the expansion or even a conference center.

A Harding stated he provided an email (see attached) from Bill Petersen, alternate member of the EDC, which outlines this limit not making any economic sense at all.

L Murray agreed, and noted the comments made by both Peter Cooke on his lodging facility and the clientele it will appeal to as well as the comments made by Rusty McLure on what could be done for expansion. She feels that both are legitimate comments and shows there needs to be some give and take.

Chairman Eaton stated that she agrees and what they are to do as a Committee is to help the economic growth of Wolfeboro and limiting the rooms is detrimental to that growth. She questioned how the Committee wishes to proceed with a recommendation on the definition change.

A Harding stated that the hospitality industry is New Hampshire's second largest industry and he feels they should have no limits to rooms for economic reasons.

D Bowers stated that there are plenty of places to build beautiful rooms that will not hurt business like the Cooke's, as it has two different types of customers.

Chairman Eaton agreed they need choices for different customers.

It was moved by Alan Harding and seconded by Dave Bowers that the Economic Development Committee recommend to the Planning Board, with regards to the change in the definition of hotels, motels and inns, to remove the restriction of the room limits as it is a barrier to growth of existing and potential Wolfeboro lodging and businesses. Members voted and being all in favor, the motion passed.

M DeVries suggested they notify those in attendance to the lodging forum of such recommendation.

Chairman Eaton stated she believes the Planning Board plans to have another forum on lodging and noted all but one facility (the Wolfeboro Inn) is in pre-existing, non-conforming locations and she feels something should be done to help those facilities expand.

D Bowers stated a conference center will be good for this area to host an event, it will still give the guests the opportunity to choose where they stay.

S Durgan stated he would like to see the Planning Board work with business to help with expansion, not add more mandates.

It was moved by Cindy Patten and seconded by Denise Roy-Palmer that the Economic Development Committee, pursuant to the EDC Mission statement, which includes eliminating barriers for businesses, to recommend to the Planning Board as part of the follow up lodging forum meeting to include further discussion on solutions addressing the pre-existing, non-conforming, lodging facilities. Members voted and being all in favor, the motion passed.

4. Other Business

Chairman Eaton noted with regards to the B, R, & E report card the original committees should evaluate what has been done.

L Murray noted the EDC should also discuss the special events subcommittee status and if it should become part of the Parks & Recreation Department rather than a function of the EDC.

Chairman Eaton stated the group advertising committee should meet to discuss a plan for such. She noted the Committee should discuss the Headwaters report and EDC Mission at the next meeting. She also updated the Committee on a meeting she and Mary DeVries had with the Wolfeboro Inn discussing the Fire and Ice Festival and a Murder Mystery Event.

M DeVries stated they discussed how other businesses could piggyback off these events.

L Murray questioned Fisherville.

M DeVries replied that at this point the Chamber of Commerce is waiting in order to plan accordingly for weather conditions.

5. Town Manager's Report

Mr. Owen reported the following:

- The 2018 EDC budget has been reviewed by the Budget Committee with no changes being made.
- The Board of Selectmen is in the process of reviewing the 2018 proposed Warrant Articles.
- He updated the Committee on the many construction projects going on at dockside, Center Street, Foss Field Pavilion and dockside boat ramp.
- The Board of Selectmen hired a firm to assist in the hiring of the new Town Manager and will use the same process that was used to hire him with three panels to interview candidates.

L Murray noted that a notice for the panels for hiring the Town Manger will be in the paper in January. She also noted the Board of Selectmen may put out a Warrant Article or a change at the Deliberative session relative to the hydrant fees. They have been reduced by the Budget Committee which resulted in an increase in water rates, but more discussion will be taking place.

*Secretary's note: Steve Durgan was excused from the meeting at 9:39 AM.

Chairman Eaton questioned if the Committee could attend a meeting on the hydrant fees?

L Murray stated the meeting is November 28th at 6:30 PM with the Budget Committee.

It was moved by Mary DeVries and seconded by Dave Bowers that the Economic Development Committee authorize Kathy Eaton to speak on behalf of the EDC with regards to supporting the Board of Selectmen's position on funding the hydrant fees. Members voted and being all in favor, the motion passed.

Being no further business before the Committee, Chairman Eaton asked for a motion to adjourn.

It was moved by M Roush and seconded by C Patten to adjourn.

The meeting adjourned at 9:41 AM.

Respectfully submitted,
Amelia Capone Muccio