

Meeting Minutes
Master Plan Housing, Population, Economic Development Subcommittee
May 14, 2018

Present: Kathy Tetreault, Alan Harding, Rich Masse, Lynne Palmer, Roger Murray, Cindy Melanson, Jim Kimberly, Jeff Ouellette, Steve Durgan, Matt Sullivan, Kathy Barnard

Kathy Barnard called the meeting to order at 8:00 AM.

The 4/30/18 meeting minutes were approved as submitted.

Kathy stated that the focus of the meeting would be to review the 2007 Master Plan Economic Base and Greater Downtown chapters. The committee would determine the items that had been completed, items that no longer apply, and the items that had not been completed and then decide which items should possibly be included in the updated Master plan.

Matt Sullivan lead the committee through this process.

There was a discussion about the goals – they need to be measurable, how will the goals be measured and how best will the goals and actions be proposed for the updated Master Plan. Also, do we want a short rationale after each goal and an explanation why we want certain goals.

There was a discussion about the 2007 recommendations to hire an Economic Development Director. Is this recommendation a reality for Wolfeboro? Should the rationale be more focused on what is possible for Wolfeboro? If this recommendation is important should the function be assigned to an existing Department head. This is important and needs to happen, but not necessarily a full-time position. There are other Town positions that may be more of a priority.

Further discussion – rationale should be part of each goal. The goals/actions need a fresh approach. There was a suggestion (and all agreed) to use SWOT to add recommendations.

EB 1 – Should this be made part of the Planning Director's job? Should this stay in the plan?

EB 2 – more discussion about the position – decision – keep the position in. Presently it is shared by the Planning Director/ Town Manager.

EB 3 – group discussion – recommend we take out the idea to maintain a database of business/real estate development opportunities – this can be done by others (real estate agencies/ Chamber/ WEDCO).

EB 4 – Matt recommended the clustering of similar businesses. The group agreed.

A.5 – Continue to support WEDCO and develop a closer working relationship.

Objective EB2 – development of business parks – Keep. EDC should identify the types of businesses Wolfeboro wants to attract, retain and grow. Do we want industry? This needs more discussion. Should we look at more development on Center Street – no agreement on this issue. Should an overlay district be considered for the Center Street area. The lack of Town sewer/water needs to be considered. If not Center Street, where are there other development areas. Pine Hill Road and Filter Bed Road were discussed. Group consensus – we need to consider development areas. A tour of some possible areas was mentioned and will be scheduled. Environmental issues were raised during the Center Street discussion and increased traffic through Wolfeboro Falls. Examine a balance of tax implications and revenues the changes in development (Lake Wentworth area) would impact. (Loss of tax revenue). It was mentioned that the philosophical differences between business growth and conservation in some

areas of Town have to be addressed. Bay Street was mentioned as a possible redevelopment area due to existing sewer in that area. It was mentioned that all options need to be examined and the feasibility of future development.

EB 7 -keep – public sewer. Take out septic.

ED 8 – Keep CD Funds and other funds. Need to list other funds. Remove Investment Capital Partnerships.

EB 9 – Keep TIFs. This is an opportunity. There is no downside. Add other tools – RSAs – community revitalization; barn preservation. Needs a better description.

Objective EB 4 – needs to be #1 – to develop year-round economy and grow new and existing businesses that contribute added value to Wolfeboro – group consensus.

EB 10 -consideration of streamlining process for building and development. Needs to be consistent and predictable. Need to update (and shorten) – How to Do Business in Wolfeboro.

EB 11 – reword.

EB 12 – need to reword – remove technical assistance and add facilitate.

Objective EB 5 – remove selected. Include specific programs to retain existing businesses

EB 13 - Consider a market study for new and future businesses.

EB 14 – Consider – establish a marketing campaign. Town officials need to work with other groups to accomplish this (Chamber, businesses).

Next meeting – Discussion of the 2007 Greater Downtown Chapter and review the zone map to determine development areas in Town.

Next meeting dates:

June 6, 2019; 8:00 AM; Wolfeboro Public Library

June 20, 2018; 8:00 AM; Wolfeboro Public Library

Adjourned – 9:40 AM

Submitted by

Kathy Barnard

Using valuable notes from Kathy Tetreault