

**Economic Development Committee
Meeting Minutes
Draft-1.21.2020**

Members or alternates present: BOS liaison Linda Murray, Alan Harding, Chairman, Steve Durgan, Peter Cooke, Alana Albee, Dave Maher, Bill Petersen, Denise Roy Palmer, Kathy Tetreault, Mary DeVries and Kathy Eaton

Members or alternates absent: BOS alternate Dave Bowers, Robyn Masteller, and Craig Gimmell

Staff present: Director of Planning and Development, Matt Sullivan and Recording Secretary, Amelia Capone-Muccio.

Guests: N/A

1. Call to order: Chairman Harding called the meeting to order at 8:00 AM. He noted a quorum was present.

2. Consideration of Minutes: 12/17/19

It was moved by Mary DeVries and seconded by Kathy Eaton to table the minutes of December 17, 2019. Members voted, all in favor, the motion passed.

3. New Business

a. Short Term Rental Discussion

M. Sullivan introduced the Short Term Rentals that are a topic to be discussed at the Planning Board level and he was asked by Mr. Harding to discuss it with this Committee to see if something the EDC should be included in. He referred to the attached handout that summarizes the duties and expectations of this new Committee. He stated the goal is to have the membership appointed in early February and start meeting in March.

Kathy Eaton stated she recommends the EDC have representation on this Committee as this topic impacts the economics of Wolfeboro. She spoke to many issues and the availability of affordable housing and affordable lodging. She stated that the 50 room limit also sets restrictions and by having such restrictions the Town constrains itself. She stated surrounding communities are already taking a stand on the issue like Laconia, which has areas where it is permitted and areas where it is not permitted.

Dave Maher stated that he is currently discussing this issue with his homeowners association where a property in their neighbor was purchased for short term rental use only, this affects the neighborhood. He stated it has 'pros and cons', but their homeowners association is proposing restrictions, such as 7 day minimum stays and a maximum of 180 days per year. He would be happy to represent the EDC on this topic.

Mary DeVries stated that the person chosen to represent the EDC should represent the interests of the EDC and not personal interests. The EDC should define the role of the representative.

Linda Murray agreed, it is a public committee and the EDC should have some representation on that committee. She feels this is an important topic as it does have an impact on our town economically.

Steve Durgan agreed that the representative would represent the goals of the Committee and not speak for themselves.

Dave Maher questioned if the short term rental businesses have a negative impact on tourism, is there any data that shows that.

M. Sullivan replied he has not seen any such data.

Peter Cooke stated he feels it has affected the affordable housing market and has seen that with his own staff have difficulty renting or purchasing affordable housing.

M. Sullivan stated the purpose of the discussion was to see if the EDC wished to request appointment of a member to the Short Term Rental Committee as requested by the Chairman of the Planning Board.

It was moved by Kathy Eaton and seconded for the Wolfeboro Economic Development Committee to request to the Planning Board to have a EDC member represented on the Short Term Rental Committee because it has a significant impact on the Town's economy. Members voted, all in favor, the motion passed.

b. Libby Museum Update

Alana Albee, Director of the Libby Museum addressed the Committee to provide a brief over view of the status of the Libby Museum project. She stated that based on the deterioration of the building and risk to Dr. Libby's collection, the proposal is a renovation and expansion estimated to cost \$2.8million to make the necessary improvements. The Board of Selectmen and Budget Committee discussed the proposed cost and did not feel comfortable with the estimate, and after a great deal of discussion, it was decided that more time is need to fund raise. The building is rapidly deteriorating and is a historic building. She believes at tonight's Board of Selectmen/Budget Committee meeting, the Warrant Article will be removed and replaced by a Capital Reserve Fund Article instead.

Linda Murray thanked Alana for all her hard work she has done on this project. The architectural estimates came in late which did not allow enough time to review the costs of the project and turned out to be more than the Board felt comfortable bonding. She noted that in the past similar projects have had the same process such as the Library. She stated the Board and the Budget Committee do meet this evening to discuss the article and hope to put forward a Capital Reserve Fund for this project.

c. Planning Board Warrant Article Update

M. Sullivan provided a brief overview of the Zoning Warrant Articles approved by the Planning Board that he provided to the Committee. The Articles were attached for review.

S. Durgan noted that he does not understand the intent of Public Hearings if the Planning Board does not make or consider any modifications based on public input.

d. Joint Planning Board Meetings

Alan Harding stated the EDC should try to hold a joint meeting with the Planning Board to discuss common issues.

M. Sullivan stated that the Planning Board could set up a meeting with the EDC to discuss specific topics such as Short Term Rentals, 50 Room limits, etc. He would suggest an agenda to facilitate the meeting.

e. Marketing Committee Update

Dave Maher, Kathy Eaton and Mary DeVries met to discuss ideas to put forth at February's meeting and noted they do have an opening for one more member.

f. Board of Selectmen's Update

Linda Murray reported the summary of events from Last Night Wolfeboro of a well-attended event raising over \$1,000 in donations. She stated that the Finance Director's Son, Todd Neff, served as the General Wolf for the event and even though the Fireworks were canceled, it still was a successful event.

h. Other Business

The committee discussed the following items briefly:

- January 22, 2020 is the start of signing up to run for open Town board/committee positions
- February 4, 2020 Deliberative Session at 7:00 PM in the Great Hall.
- March 10, 2020 is Election Day.
- February 11, 2020 is the Primary at Town Hall
- WEDCO to host a Job Fair in the Great Hall in the spring
- Workforce Housing project to come before the Planning Board in next few months for Harriman Hill.
- Denise Roy-Palmer will be stepping down from the EDC in 2020.
- Kathy Eaton mentioned a concern of a Conservation project that may have some issues and such is being reviewed by the Attorney General. She would like to see the EDC make a recommendation to the Conservation Commission to support the project.
- In April the EDC will reorganize its membership and M. Sullivan will send out an updated list of the current membership and terms.
- Peter Cooke noted a proposed Tesla Super charging station is noted on a map at Carpenter School and is an accessible public property.

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

It was moved by Kathy Eaton and seconded by Dave Maher to adjourn. Being all in favor, the motion passed.

The meeting adjourned at 9:38 AM.

Respectfully submitted,

*Amelia Capone Muccio

**Recording secretary took notes until 8:55 AM and Kathy Tetreault took notes for the remainder of the meeting. These minutes are a summary from both sets.*