



Economic Development Advisory Committee Meeting Minutes Wednesday, February 20, 2019

Charlie opened the meeting at 6:00 pm

Committee members in attendance:

Charlie Albano – Chair

Nancy Martin – Conservation Commission

Sarah Hansen - Agricultural

Emma Bates - Resident

Kimberley Edelmann - Selectman

Will Minsinger – Resident

Mark Govoni - Resident

Neil Nevins - Business Owner

Others present: Gerald Roy

1. Membership

Sarah, Emma and Charlie would like to be reappointed for another 3-years. Charlie will speak to Joe Mendola as well. The EDAC is still waiting to hear which Planning Board member will be attending these meetings.

2. Woodstock VT. Grant Program

Charlie wanted to talk about this program again. This grant program is through the Woodstock VT. Economic Development COMMISSION, this is not the same as an Advisory Committee. Woodstock Economic Advisory Commission has generated about \$200,000 that the Commission gets every year from the Town of Woodstock based on a formula. This program supports economic development activity in Woodstock. For example if a local business needs a small loan, that business can apply to the Commission. Charlie feels this is something the Committee should look at and he will be completing more research

3. Madge Tech

Gerald Roy, representing Madge Tech, is over-seeing the expansion of the building. Gerald suggested to model the new addition [15,000 square feet] as a two story red brick structure which takes its design essence from the mill buildings in Manchester, NH, Lowell and Lawrence MA. Madge Tech is working with WarrentStreet Architects out of Concord, NH. Madge Tech invents and manufactures data loggers on site. Data loggers measure any kind of atmospheric conditions. There is a data logger in the ceiling of the Sistine Chapel.

An adjacent property will be developed and is being called the Warner Road Settlement which will be the home of historically significant buildings [Judge Souter House] and other historical buildings that will house specialty shops including some food such as a country store and an ice cream parlor. As soon as the ground thaws the project will begin in 3 phases. The first phase will be the addition on the current Madge Tech building.

Charlie talked to Madge Tech owner Norm Carlson about featuring his company on the Economic Development website page. Norm was very open to that suggestion.

Gerald talked about the Planning and Zoning Board of Adjustment process, he said he wasn't very pleased and found that both groups are not able to make decisions, so the decisions keep going back and forth between the two groups.

Gerald showed the Committee plans of the proposed project.

4. Fire Station (27 E. Main St.)

There is a window restoring enterprise that is interested in the Fire Station who will begin discussions with the Selectmen about obtaining that building. They are interested in a lease option to buy. Kimberley said there is a petition article on the warrant for the sale of that building. Charlie said that can be amended. Charlie would like the old fire station on Kearsarge Mt. Road sold as well. Kimberley said those discussion will begin once the new fire station is fully occupied.

5. Development

Charlie said the Land Use Secretary sent him information about Exit 9, which the sign went up today [land on the Shell side]. Charlie called the Engineer that was identified to him and provided some background about Warner and the type of community Warner is. Charlie also invited the Engineer for further discussion on what will be done with the property. The meeting will be on March 27 at 10:00 am, Charlie recommends some Committee members and a member of the Selectboard attend[place to be determined]. Nancy suggested showing the developers the pictures of the proposed Madge Tech project for an idea of what Warner is looking for. Neil also recommended introducing them to the Charette. Kimberley said the Rail & Trail plans for Exit 9 should be considered by any developers at Exit 9 as well.

6. Geographical Information System

Charlie said a warrant article for the GIS, in the amount of \$11,000, will be before the voters on March 16th. There will be a demonstration at the February 26 Selectman's meeting. Charlie has been asked to meet with the Selectboard as well to present the EDAC survey results and to push for funding for the rack card. Charlie feels if the town created an EDAC, the town should support the EDAC.

7. Website

Charlie created a site-map for the tourism component for the website as well as an EDAC site-map which is similar to Hopkinton's site-map. The Web-site sub-committee will meet on Friday, March 1 at 6:00 pm [Kimberley, Emma, Charlie, Sarah and Will]. Kimberley has spoken to the webmaster about what he has been doing behind the scenes. The webmaster has requested a lot of photo's which Kimberley will work on. The rack card will also be placed on the website. Will is planning to attend the next Fall Foliage Festival meeting on March 4th.

8. Dental Practice in Warner

The Committee talked about the need for dental care in Warner which was a survey item. Nancy, who in the past worked in the dental industry explained why Warner could not support a practice. She said if there was to be a practice in Warner she would like to see it geared towards people who can't afford dental work. Nancy said the best opportunity would be if Concord Hospital opened a clinic in Warner, however, they don't except Medicaid. There is a clinic in Bristol that does take low income people. Charlie recommended adding the Bristol information on the website.

9. Meeting Schedule

Next meeting is March 20, 2019.

10. Adjournment

Meeting adjourned at 8:13 pm.

Recorder of the minutes: Mary Whalen