



**Economic Development Advisory Committee  
Meeting Minutes  
Tuesday, February 21, 2017**

Committee members in attendance:

Charlie Albano – Chair  
Christine Frost – Citizen at Large  
Michael Amaral- Conservation Com Rep  
Ginger Marsh-Sugar River Bank/Business Rep  
Darryl Parker- Schoodacs/Business Rep  
Joe Mendola – School Board

Members Absent:

Peter Anderson - Planning Board Rep  
Aedan Sherman

Others Present: Anthony Mento, Rick Davies, Ed Mical

**1. Minutes**

- A. Charlie asked the members if they read the last set of minutes and asked if anyone had any issues.
- B. The Committee approved meeting minutes dated January 11, 2017

**2. Meeting Schedule**

- A. Charlie recommended meeting on March 20 or 21. There were several schedule conflicts. Charlie said what he would like to do when they agree on a final document tonight, he would like to take it with the Committee to the Selectmen. Charlie said instead, he will work on getting a date to meet with the Selectmen and then the Committee can determine a meeting date after that.

**3. New Fire Station – Information**

- A. Anthony Mento, a resident of Warner and Project Manager for the architectural firm (SMP) has been hired by the town to do the conceptual design of the fire station. He has been working with the Fire Station Building Review Committee to come up with a concept to present to the community to bring this to the next level, a warrant article at Town Meeting for funding a hard design of the building. The firm that Anthony works for is Sheer McCrystal Palson Architecture, Inc., in Concord, NH.
- B. Charlie explained that Anthony has been meeting with different groups in preparation for Town Meeting.
- C. Anthony provided a visual presentation to the Committee that shows what they have up to this date:
  - Lack of space
  - Code issues
  - The Fire Station Building Review Committee has been meeting for over a year.
  - Informational Session in November to hear the issues from the community.
  - The town hired North Branch Construction to be the Construction Manager and to help develop presentation and building concept that meets the needs and comes in on the budget the Selectmen have directed us to.
  - The public input regarding the current site was light pollution, making it affordable and making it very energy efficient, drainage, parking, traffic and noise pollution.
- D. The conceptual drawing of the building shows a front view with the garage doors facing Main St., this conceptual was a favorite of the FSBRC. Then SMP honed the design and reduced the square footage. There will be a parking area that will not be covered in asphalt but another material to allow for drainage. Asphalt will be needed closest to the station. There is also enough room for future expansion, if needed.
- E. Darryl asked if there will be a sidewalk in front of the property. Anthony said he was asked to price it out for future consideration.

- F. Anthony said at one time there was discussions about having a shared fire station with another town, but, no good central location could be found. Ed Mical said another factor in the location of the station; the location determines insurance rates for the town. Ed said this station as well as the current station houses the Emergency Operation Center and he has been working with the Committee and the Fire Department to move the EOC to the new site using some grant funding.
- G. Anthony showed a video driving around the building.
- H. Charlie asked what is the primary heating source. Anthony said that has not been determined yet. He said one of the goals is to have a radiant slab in the apparatus bay. If the warrant is approved the next stage of design will have their mechanical engineer go through all the options. North Branch Construction will price it out and then the FSBRC will decide. In 2018 the total cost will be presented including the tax impact with the plan to build immediately and be finished by December 2018.
- I. Darryl said he was impressed with the solar array on the Contoocook station and he was wondering if that could be addressed in the future. Anthony said the Committee talked about that and they felt putting it out back where it is flat and won't effect the roofing.
- J. Anthony said this process has been done in a more open public method and the public seems to be responding well.
- K. Michael asked about the current fire station, could it be commercial space when it's vacated. Anthony said the current Selectmen said it's up to the next Selectmen on the Board when it comes time to make that decision. There seems to be intention to sell it, and they have individuals that have shown interest in the property. Darryl said he's one of them.
- L. Christine feels the structure needs to blend in with the community. Anthony agrees it should fit in with the community, but, this will be a modern building in a modern time.

#### **4. General Discussion**

- A. Charlie talked about the last meeting where they had a good discussion about a variety of things which included some discussion around the hand-outs he past out at that meeting. The hand-outs talked about branding the community in connection to tourism and economic development. The Committee at that meeting talked about opportunities. It was looked at if \$1million was brought into Warner, it changes the tax rate by pennies. The Committee has looked at alternatives to commercial enterprise. The Committee sees themselves as offering a variety of reasons for people to come here and spend their money, have the money recirculated in the community to the benefit of the residents.
- B. Charlie visited the Kearsarge Area Chamber of Commerce, he found it to be an educational evening. Owners of local businesses talked about how to bring business into their communities. He feels a lot that they do can be transferred back to Warner in some way. And he also started gathering brochures for Newport, Henniker, etc. to give him a sense of what others are doing. At the same meeting there was someone from the NH Travel Council. Charlie said this Committee has a lot of resources available, such as the Travel Bureau, DRED and the Chamber which he feels is the tip of the ice berg of who the Committee could work with to achieve their goals.
- C. On April 18<sup>th</sup> there is the NH Governor's Conference on Tourism at the Grappone Center, Charlie said he is planning on going. The Chamber will have a representative there and the key note to that presentation is going to be on community branding.
- D. Charlie said to summarize in case someone didn't read the material from the last meeting. Around the country communities are branding themselves in a very positive way. Charlie thinks another committee should be formed as an extension of the EDAC, on branding Warner.
- E. Charlie did a write up for the Town Report about the Committee's progress up to date.

- F. Michael said he doesn't know much about branding, but, he thinks the Bookends "Something Wonderful is Happening in Warner" is one of the catchiest phrases and capture's what we think a brand should be.
- G. The Committee reviewed Charlie's submission for the Town Report and provided some input regarding outside research and some other small items. The Committee continued to review another document (was not identified) corrections and edits were made. Here are some highlights that were mentioned:
- Warner is one of the oldest communities in the state.
  - Darryl likes mission statements.
  - Discussion needs to take place regarding the mission statement.
  - Time lines needs more definition.
  - Discuss with the Selectmen what the Committee's involvement should be within the community.
  - An EDC should include at least the following: Planning Board, Conservation Commission, 3 business reps. and 6 members from the public from all generations. Establish a EDC and establish what their authority is.
  - Charlie feels very strongly about getting younger generations involved. Anthony said Concord Young Professional Network (CYPN) located in Concord is very active with over 100 young professional. He also, said there is an on-line network where you can place information about your organization and post the event and what's going on. Anthony will provide the information to the Committee.
  - Joe is working with the Town of Bow on a couple of properties there and they have the same idea that we do, the need to raise more capital. Bow only has exit 1 so the Planning Board came up with a mixed use zone for exit 1 and that could mirror what this town could do with exits 7 and 9. A more flexible use allows for development sooner rather than later.
  - Need a simple website that promotes Warner, DRED can provide assistance.
  - How do we move some of these objectives from organization and education into this first year. They are preliminary steps that are needed.
  - Defining the Committee's tasks, the next steps.
  - Apply to applicable funding sources to address work plan activities.
  - Contribute to the towns Newsletter.
  - Establish a chapter in the Master Plan for Economic Development Committee.
- H. Anthony said he's not really sure of the intent is of the whole document. It seems like you outlined a nice summary and request, but then this seems like a lot of information you discussed and documented. It doesn't seem to be in a very this is what we are going to do package that is going to speak quickly and clearly to those of which your trying to reach. Even though there is good data, the Committee feels the document is too long. More bullets, less descriptions of why. Charlie will come up with a revision and bring it back to the Committee.
- I. The Committee determined the next meeting to be March 29 beginning at 6:00 pm. located at Sugar River Savings Bank.

## **5. Adjournment**

Meeting adjourned around 8:00 pm.

Recorder of the minutes  
Mary Whalen