



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Windham Economic Development Committee (WEDC) Approved Meeting Minutes Friday November 13 @ 7:30am Community Development Department

Attendance:

Present: E. Gallagher (Chairman), A. Letizio (Vice Chairman), R. Valentine, G. Garfield, P. Gosselin
B. Richardson, L. Scott B. Higgins

Excused: J. Desilets, D. Morris, M. Oldenburg, L. Walker

Absent: B. Breton,

Pledge of Allegiance:

E. Gallagher started the meeting with pledge of Allegiance at 7:37 am.

I. Ledgeview at Windham, 102 Indian Rock Road - Ryan Development- Robert Walker & Kevin Erickson

- 29 acres of land located in the Gateway Commercial District
- Cornerstone Square, Westford was permitted in 1 year and was built out in 12 months
- The development generated \$600,000 in tax revenue per year.
- Tenants include: 116 room Marriott Fairfield Inn and Sweets (270,000sf), a 110 Grill 175 seats(5,800 sf), Evviva Cucina 165 seats (5,000 sf)
- Persona property tax for Westford is an additional \$100,000
- Project is projected to create just under 1000 jobs.
- Cobbett's pond watershed overlay district limits impervious surfaces to 30% where the project proposes 50 %. The developer went to the ZBA last Tuesday for a variance and to demonstrate that through engineering they will not impact the watershed.
- They will propose porous pavement for a portion of the parking lot
- The potential taxes could be up to \$800,0000

II. Minutes Review and Approval

- WEDC – August 14 and October 9, 2015
 - August 14 – Tabled until we get confirmation of attendees (Joel Desilets and ED Gallagher are believed to be the only two members remaining on the board that

attended the meeting. They will need to be available to approve these minutes)

- October 9 – Motion made by Al Letizio, Seconded by Ralph Valentine motion passed 5-0-2
- Strategic Development Subcommittee – August 25, 2015

III. Village Center District

- 2 or 3 parties own the majority of the property
- The owners are crystalizing their vision and may be coming forward with a plan

IV. Subcommittee Updates

- Communications – nothing significant to report. Bob Higgins would like to be given direction on what WEDS would like the committee to focus on.
- Infrastructure – [Ralph Valentine] Waterline coming up 128 to Breamore Woods is on schedule.
- Master Plan Chapter- Paul Gosselin] Nothing to report; no meeting planned before January
- Land Use – [Laura Scott] Last meeting discussed town owned property between London Bridge and South Lowell Road to determine if the area is being designated for highest best use.

V. Liaison Reports

- Board of Selectmen [Al Letizio] – Selectmen removed the Master plan funding because they did not know if it is required or desired to be updated every ten years. In addition CIP is not focusing on capital improvements only i.e. the CIP should not include staffing in the CIP budget. Discussion of a town owned parcel of residential land on London Bridge Road that is located between to homes may no longer have same value it previously did since the development of the homes. Town should consider selling the parcel with funds going to the conservation commission for fund other projects.
- Planning board - no report given
- TRC – no report given
- Greater Salem Chamber of Commerce – no report given
- REDC CEDS – no report given

Motion to adjourn made by Ralph Valentine; Second by Al Letizio; motion carried 7-0

Next Meeting: December 11, 2015