

Windham Economic Development Committee

Approved January 8th, 2016 Minutes

Present: E.Gallagher, R.Valentine, L.Walker ,M,Oldenburg ,J.Desilets, G.Garfield, P.Gosselin, B.Higgins, L.Scott.

Excused: D.Morris, A.Letizio, B.Richardson

7:32 A.M meeting called to order by Chairman Gallagher led with Pledge of Allegiance.

Opening remarks: Introduction of members, and submission of Bruce Breton's resignation.

December meeting minutes: Motion made by R.Valentine seconded by B. Higgins to accept. Motion passed 6-0-2.

Gateway Center economic impact. Presented by Karl Dubay of the Dubay group and Hugo Overdeput of Collier's International.

Overview of use: Karl Dubay

- Rear of the property for 32 Townhouse Units with garage.
- Total project of 370k of square ft for mixed use. No retail unless under the 10% maximum.
- Proposing to the town ASAP without asking for variances. All walkable mixed use and medical.
- 2-3 wells drilled excellent water, possible future connections.

Economic impact: H. Overdeput:

- Potential for high value office use
- Proposal for Adult Day Care (zoning issue to be determined). State has age limits in place
- PBT very specific on use if not listed usually not permitted
- 10% allowable retail would add value to lease rates. Changes to 10% retail approved by planning board. Square foot limit designed to prevent particular types of retail
- Tax revenue "north of one million dollars" a conservative approach.
- Target corporate R&D, medical, eventually college due to proximity of exit 3
- Moving forward on preleasing or land lease.

Committee updates:

Communications: B.Higgins

Articles for Gateway published articles with the help of L.Scott. Goal is to state facts to readers. Still lacking exposure of Social Media. Ask Board of Selectman to continue to focus on article. Suggested a Friends of Windham facebook page publish public info, content for our committee articles included. Goal is to keep residents informed of factual events in an unbiased approach of what is taking place in

town regarding economic development. Discussion ensued with committee agreeing that adding pending proposals to town web site would aid in keeping information forthcoming. Currently only approved projects are put on site.

Action item for L.Scott to add pending items to town website.

Infrastructure; R.Valentine no meeting will schedule in the next week or two.

Land use: M. Oldenburg no meeting. Previously discussed 3 lots to consolidate at Center school. School board is in favor of consolidation.

Board of Selectman: J. Desilets Master plan before voters look for outputs from Land Use Committee.

Planning Board: P.Gosselin board voted 5-2 to change PBT up to 10% of soft retail. Foster PBT with retail. Porous pavement redefined% of max coverage. Looking at maintenance requirements currently, nothing in place. At some point town will have to do more to prove meeting requirements. January 13th B. Campbell to review warrant articles 7:00 PM.

Motion made by R. Valentine WEDC supports change in PBT retail. Seconded by B .Higgins 6-0-2 motion passed .

TRC; R. Valentine no meeting keeping eye on residential and commercial.

REDS.CEDS: L. Scott emailed update and 2016 events.

Strategic Plan review. Discussion took place regarding measurable progress with Plan. Current plan has some redundancy on items. It was determined to assemble a sub-committee charged with reviewing goals with the intent of implementing measurable tactical goals and a clear definition that WEDC is charged with generating revenue. Members of the subcommittee are R. Valentine, G. Garfield, and P.Gosselin. A full WEDC workshop to review strategic plan following review of subcommittee.

Next meeting February 12th. Plan for 2 hours.

Motion made by R.Valentine to adjourn seconded by P.Gosselin all in favor. Meeting adjourned at 9:30 A.M.