

WEDC MEETING MINUTES
FRIDAY October 10, 2014
Approved

Present: Chairman R. Valentine, Members: B. Breton, B. Higgins, C. Roberts, M. Oldenberg, J. Coburn, A. Letizio, E. Gallagher, P. Gosselin, Noel Lyons-Baker, D. Morris (for chamber of commerce)
CDD: L. Scott

Chair R. Valentine called meeting to order at 7:38am – Opened meeting with Pledge of Allegiance.

We reviewed meeting minutes of 9/12/14 meeting. Motion to amend minutes, seconded, amended “Land Use recommendations” to “Town recommendations”, Noel Lyons-Baker name misspelled, added title of “Land Use Subcommittee” to discussion about WEDC presentation on 10/15/14. 8-0-3 abstained: D. Morris, J. Coburn, and B. Breton (they were not present at last meeting)

LAND USE SUBCOMMITTEE RECOMMENDATIONS

Al Letizio made presentation on the recommendations to the WEDC to present to PB. There are 2 opportunities:

1) The first is the recommendation to integrate 2 parcels into one, in the area of the former police station. There was discussion about this and the benefits and potential drawbacks. We looked at the area on a map. First step would be recommendation to PB; next step could be to poll citizens of Windham to see what would be of interest in how to develop the land. This recommendation would have to be brought to the School Board & Town Selectmen. The recommendation is for a Lot line adjustment for Lots 20-D-1000 and 20-D-800 with purpose of reducing lot size for lot 20-D-800. Town should also merge the resulting Lot 20-D-1000 with 20-D-900. The specific details would have to be worked out between Board of Selectmen and School Board.

Motion made: C. Roberts, B. Higgins seconded. 9-0-2. B. Breton & A. Letizio Abstained because they are members of the Board of Selectmen.

2) Al presented another recommendation to WEDC concerning rezoning 5 parcels of land in the Indian Rock Road, Wall Street area: 11-C-300 owned by NHDOT, 11-

C-350 owned by Town of Windham, 11-C-800 owned by Corbett RT, 11-C-500 owned by High Bay of Windham LLC, 11-C-700 owned by Corbett RT & Lynch, J Albert, Tee. This is around 140 acres of land which could be considered the "Market Square" zone. AI referenced the Master Plan both old and 2014 draft to point out that the vision is in line with our Master Plan. The idea is to enhance the lifestyle of our citizen's and balance tax base. Reference was made to Lynnfield's Market Street as something similar to this idea, an area for citizen's to walk and enjoy restaurants, theatres, and entertainment for families. A section would allow for housing for senior citizens, assisted living and adult daycare facilities which would allow our senior community walking distance access to many activities. Rex our town assessor spoke on the property value and how this idea could create an increase in property value leading to an increase in tax revenue. Reference was made by A. Letizio to an increase of 4 times the current value of the property as a rough estimate. The premise is to improve the quality of life of all citizens while helping with the increasing residential tax we face in our community, this vision is consistent with the town Master Plan and the Mission statement and strategic plan of the WEDC.

Motion to make recommendation to PB by E. Gallagher, seconded by C. Roberts 7-0-4

Abstained B. Breton, P. Gosselin, A. Letizio, R. Valentine

R. Valentine announced his resignation as chair due to increased work responsibilities.

Motion made by E. Gallagher seconded by B. Higgins 10-0-1 R. Valentine abstained.

Nominations were asked to appoint new Chair. Nomination made to appoint A. Letizio as chair pending board of selectmen approval. Motion made by E.

Gallagher and seconded by C. Roberts. 9-0-2, R. Valentine, A. Letizio abstained.

M. Oldenberg nominated B. Higgins who politely refused the position due to being a new member. E. Gallagher also was unable to step up as chair due to work responsibilities. Next meeting will be on 11/7/14 to discuss approval of Strategic Plan, clarity of leadership, and committee assignments, possible meeting on 11/14/14, depending on what we cover at the 11/7/14 meeting.

Motion to adjourn by P. Gosselin, seconded by E. Gallagher. Meeting adjourned at 9:48am.

