

August 8, 2014 WEDC Approved Meeting Minutes

Called to order at 7:39 AM.

Present: Ralph Valentine, Jim Coburn, Mike Oldenburg, Bob Higgins, Al Letizio, Donna Morris (for Salem Chamber), and Laura Scott.

Excused: Paul Gosselin, Ed Gallagher, Charlie Roberts

Meeting minutes from July 11, 2014: Date for meeting minutes approved, changed from July 11<sup>th</sup> to June 13<sup>th</sup>. Motion to approve: Al Letizio; Seconded by Mike Oldenburg. Passed 6-0-0

1. Ralph reported that we will not recommend a CIP proposal for water.
2. TRC: Jim Coburn reported that Windham Mobil came forward with a minor site plan application to better reflect the actual site conditions. Laura stated that the site looks a lot better after recent action items were completed.
3. Planning Board: Laura Scott briefly discussed activity on Master Plan, Capital for Safety, and that the Water Shed mapping was not yet available.
4. Board of Selectmen: Selectman Letizio provided an update from the Board of Selectmen's recent activity. The Board has recently been working on finalized revisions of the Septic Ordinance. A hearing will be conducted at the upcoming Monday meeting before final input and approval.
5. Chamber of Commerce: Donna Morris reported that the Governor of NH is planning to attend an upcoming Chamber of Commerce event. There will be a Salem Candidate Debate on August 21<sup>st</sup> at the Salem High School Auditorium.
6. Communication: No activity to report
7. Land Use: Al Letizio reported on the visit to Market Square in Lynnfield, MA. It is a community similar to Windham that has implemented increased commercial development created as a "Neighborhood". They expect average household Property Tax to drop \$200. Laura suggested looking at Wayland Center for what they implemented.
8. Infrastructure: Bob reported that after speaking with Margaret, Windham does not seem to have a problem with cable. Laura will reach out to local businesses about resources to help with cable issues. Ralph reminded us that "Infrastructure" includes Roads, Electricity, Gas, Cable, Telephone, Water and Sewer.
9. Strategic Planning: Ralph noted the good job done by the subcommittee of updating the next WEDC Strategic Plan.
10. Town Land Recommendations: Laura Scott and Al Letizio leading the discussion. We discussed all parcels not in residential neighborhoods as to whether the town should Keep, Rezone, or put up for Sale. The thirteen parcels that will be further investigated and discussed by the EDC at the September 12<sup>th</sup> meeting are:

Map	Block	Lot	Comment	Map ID
8	B	850	Land off of Rte 28 - near Seavey Road - other town land abuts property - previously look at as possible Fire Substation location.	103
8	B	900	Land off of Rte 28 - near Seavey Road - other town land abuts property - previously look at as possible Fire Substation location.	104
8	B	1860	40' ROW to Seavey Pond - off of Rte 28	105

9	A	652	Piece of former B+M Railroad property - off Kendall Pond behind Kiddie Academy	108
11	A	634	50' ROW at end of Eastwood Road to access lot 11-A-580 (land behind Town Hall)	111
16	L	50	Landlocked parcel abutting Fellows Road complex and Devaney property on Rte 111 next to Post Office	125
8	B	4401	Land between Rte 28 and Libbey Road	106
8	B	6301	Part of Seavey ROW	107
9	A	655	Lot near Anderson Rd - former RR ROW	109
11	A	298	Triangle piece of land in front of Transfer Station	110
11	C	350	Landlocked wet parcel off Rte 111 - State acquiring 1.6 acres in 2012 as part of land swap with Town	112
14	A	230	WWPD abuts Beaver Brook	121
20	D	1000	Land Behind Old Police Station	137

The EDC will make their recommendation to the Board of Selectmen after the September meeting. Al Letizio made the motion to advise BoS on 13 parcels, Mike Oldenburg 2<sup>nd</sup>, passed 6-0-0.

11. Laura reported that the Master Plan Survey and Visioning session results are on the website.
12. Laura also reported on Community Development website, and new marketing materials.

Motion to adjourn at 9:35am, by Bob Higgins, 2<sup>nd</sup> by Mike Oldenburg, passed 6-0-0

Respectfully Submitted,  
Jim Coburn  
WEDC