



**Windham Economic Development Committee (WEDC) Minutes
Friday, February 10, 2023**

Attendance: Dale Valvo, Gary Garfield, Kristi St. Laurent, Derek Monson (Planning Board ex officio), James Rondestvedt (zoom), Mitch Jacoby (zoom), Theodore Moser, Matthew Swoboda

Alex Mello (Community Development Director)

Meeting opened at 7:35 am

T Moser seated for George Fredette
M Swoboda seated for Clare Macoul

Minutes of 1/13/2022 reviewed. Motion to approve by G Garfield. Second by D Valvo. Motion to pass 6-0-2 with M Jacoby and T Moser abstaining for not having been present.

A Mello – CDD Update

Gateway project continued to 2/21 for third ZBA hearing

30 acres/'park and ride' area plan to go to ZBA

- 1) Storefront assembly business
- 2) Remainder retail similar to Lynnfield, retail with 45-50K sq ft grocery store
Needs variance for pad over 40K and manufacturing
Will request presentation to WEDC

Master Plan coming along, targeting March 15 to the Planning Board for public hearing

Enterprise Drive plan with drivethru approved

Gas station at Routes 28/111 in process for final approval at Planning Board

Planning Board warrant items:

Wetland ordinance to cover smaller water bodies

Appendix A-1 soil based lot sizing was changed but table not updated. This is to be aligned with warrant item.

Housing older persons – new state law says bonuses must match Workforce Housing bonuses. Warrant item: Take away bonuses for clubhouse, contiguous acres match 4 to 5. Take density bonuses away from HOP, ie: for preserving historic elements.

Let Alex know if WEDC members want to attend the GSCC Economic Development Breakfast, March 30.

M Swoboda asked if we have promotional plan for takeways, highlighting commercial land avail for development and rent, zoning map

A Mello to check with Ashley Haseltine on what the opportunity is.

M Jacoby could do a point in time availability of empty and avail to rent – talked about quarterly check-in to update this information.

D Monson talked about not being upfront about constraints – limitations, get them in the door
M Jacoby and G Garfield talked about having as much information available as possible.

Discussion of what is helpful to business shopping for locations – how much info available to ‘shoppers’?

ID key things to make known for each parcel – size, utilities, zoning/uses, overlays, WWPD.

Discussed map of constraints – all info is avail online but it takes a lot of clicks, would a map make it simpler?

There is a map of constraints/considerations from Infrastructure subcom.

A Mello walked committee through the town GIS maps so the layers could be selected.

M Jacoby – is there a way to link to zoning – allowed uses, overlays and what they allow/limit

Get top 5-6 or good number of good parcels to gather info to ‘market’ – M Jacoby will tell what’s available and Alex will then figure out which are good to highlight.

A Mello to work with BOS/Town Admin to get advertising for vacant WEDC position

Subcommittee updates –

G Garfield brought up Infrastructure/111 traffic study. Reminded that if we want the study, we need to be ready to do something about it – not like the waterline we pushed for at behest of BOS and then they don’t back it up to do something about it. The question begs, Does the town want to make the corrections/responses to the results of the study?

Leverage BOS/state reps/senate and other influencers to get the study done.

Infrastructure subcom to come up with approach to pull Windham’s voice together to get the study done, get it back on a front burner.

Infrastructure to ID a team – potential voices to bring together: regional planning, PD/FD, BOS, legislators, Highway safety committee.

Will get Infrastructure meeting together.

Motion to adjourn by D Valvo, seconded by G Garfield. All in favor.

Meeting adjourned at 8:54 am.

Minutes respectfully submitted by K St. Laurent