



Windham Economic Development Committee (WEDC) Minutes
Friday, March 10, 2023 7:30 am
Community Development Department

Attendance: Kristi St. Laurent, Gary Garfield, Dale Valvo, Clare Macoul, Matthew Swoboda, George Fredette, Mitchell Jacoby, Ashley Haseltine/GSCC, Theo Moser; Alex Mello/Community Development Director
Karl Dubay and Nick Area for 33 acre plan for two parcels between park and ride and The Common Man.

Call to order 7:35am
Alternate T Moser seated for James Rondestvedt

Review of minutes from February. Motion by D Valvo to approve as written, second by G Garfield . 7-0-2 with C Macoul and G Fredette abstaining for not having been present.

Economic Development Update by Alex Mello, Community Development Director

Master Plan – Draft being compiled to go from subcommittee to Planning Board for public hearing, draft will go on the website for public access.

Gateway park was denied by ZBA. Reasons –

K Dubay briefly summarized new plan in works: retail/commercial at road front, 31 55+ townhomes approved at back and will be built. Working on the middle portion, flex/space commercial type idea, small business owners can come in and rent a condo and be up and running. Can do mezzanines, office space, at least a couple hundred thousand sq ft. of commercial.

Presentation by Karl Dubay for 82 Range Road and 102 Indian Rock Road – a 30-acre conceptual development master plan in the Gateway Commercial Zone
Nick Arena from Middlesex Glass Co. (and Modern Glass Co) 170 employees, looking to move headquarters from Tewksbury to Windham.

Glass and glazing for buildings mostly in Boston area, also auto glass.
Value, innovation, community involvement. Work hard and play hard, build family with employees.

Recent involvement with the Nashua Center for Performing Arts glass, and Pennichuck schools.
Bently college, hospitals.

Design/Engineering group has grown in size and need space to work.

Phase 1 48K pad for Glass, mezzanine for office. Assembly there.

~200K sq ft all total, retail and glass. Limit of 40K so going for variance. Started with about 70K, shrunk it down to 48K be closer to zoning requirement yet accommodate assembly and office space.

Skinned like class-A office building. Shared parking with Common Man –

opportunity to do opposite hour shared parking.

Lynnfield-type in the lifestyle portion is what Windham was trying to bring with overlay – not being considered with current application, only Phase 1 for corporate headquarters and assembly.

Traffic light proposed with intersection 111A (Gateway and Range Rd) – intersection. State is favorable on adding the light.

M Jacoby asked if retail is all conceptual or if retailers ID'd yet? Lynnfield? –Yes, that type, can't ID tenant interest yet. Retail portion is not part of application, just the office and manufacturing or assembly.

Truck trips daily – 4 out in morning, go out twice a day (6am 10:30) 75-100 are offsite employees, 140 spots around building. Façade 250' off Range Rd. Separate driveway, supported by DOT. Non-reflective glazing. Con comm supports project. Porous paving. Looking at green roof, solar roofs.

Parcels are in both Cobbetts and Canobie watersheds.

M Jacoby – will there be multiple work shifts? N Arena: right now two shifts, plan would allow one day shift. Once approved, what is the timeframe? N Arena: Hopeful approval in late spring, 18-month build. May take blasting in phase one.

D Valvo – porous is expensive to put in, expensive maintenance/vacuuming. No sand. Is it practical to put in?

K Dubay says they have no problem with porous pavement on other sites they have developed.

Impervious/porous budget and a septic budget. Office takes little so can apply that septic budget to the economic/retail portion of the site. Design points for drainage, collection and discharge points are easy to identify and access – monitor and respond. Everything will be treated and cleaned on site to leave site clean.

Gateway Commercial District allows for lease or ownership, baked in to allow for the types of ownership that larger scale companies want

G Garfield – Infrastructure Subcom is talking about traffic. Concern with traffic added by this. Gateway project is an issue. K Dubay – state has Right turn in lane from 111 but did not need to complete it. 30 acre site is planned for future development of that access, possible connection to park and ride for EMS/gated, state is also favorable of right in /right out from Gateway Boulevard and connect to traffic circle as second access to parcel – that could happen in future. Lefts – out are all light-protected. No traffic through neighborhoods.

M Swoboda – how quickly will phase 2 happen? N Arena says they would like to have it happen quickly, will be market driven.

What differentiates this from the gateway project? K Dubay: Zoning in Gateway is PBT, this is the Gateway Commercial Zone. Access, frontage, visibility are different. No wetlands. This is not on the water line, but looking to get access to the line. Could be done with wells, but would be better to get the water from Massabesic vs our aquifer.

Scope of project: 134,000 sq ft retail portion/Phase 2, some might be two level.
Phase One is 48K foot print, some is two story - ~ 70K.

M Jacoby: we will always have traffic, this is the best solution, low traffic part for Phase 1 with high value, second phase with service to town. Bring in a merchant developer, R Kelley or someone to develop the retail.

Interest in a workshop to brainstorm. K St Laurent suggested to have the workshop before they go back to ZBA b/c if they don't get past ZBA they wont get to PB.

T Moser left at 9:00am

Liaison Reports

G Garfield: Infrastructure met this week to discuss an approach to get DOT to act. 40 months ago the DOT got the approval to do the traffic study of

111. To push resolution on study, get plan, get it into the pipeline which is also a long process. Proposed group – PB, BOS, Town Admin, PD, State Reps, State Senator, Regional Planning Commission, Town Highway Safety committee – have a unified voice, and also have the State Reps/Senator hit from the other side – with a unified message.

Motion by K St. Laurent to have WEDC endorse compiling a Traffic Task Force to address/give active voice to DOT for Windham to get urge them to act on traffic study. Second by D Valvo. 8-0-0.

G Garfield left 9:10am

Old and New Business, Announcements

G Fredette announced he will be stepping down. It was noted he started with the WEDC in 2006 and was the first Chair. Many thanks and well-wishes were offered from members of WEDC.

BOS will advertise open positions.

GSCC Economic Breakfast March 30th 7:30 Tuscan Kitchen

Brian Gottlieb – NH economy, Dept of Employment Security, Vike Vlassich – NH SBA
How to help small businesses with planning in new economy
Windham Info at ED breakfast? A Haseltine said yes – also doing website section for each covered towns. Will let A Mello know when website info needed

Next step with M Jacoby's document. Suggests – to have this available on website.
Basics, acres, zoning, status, contacts

A Haseltine mentioned the State has state-level staff that is raising national and global presence – leverage them too – get information to them.

M Jacoby – highlight opportunities, but also approvals and openings – spin it to show case study, interest, process and success story. Generate content, then spin it out to website, GSCC, the state.

D Valvo motioned to adjourn, second by G Fredette – all in favor
Meeting adjourned at 9:27am.

Minutes respectfully submitted by K St. Laurent