



---

## **Windham Economic Development Committee (WEDC)**

### **Land Use Subcommittee Approved Minutes**

Tuesday May 10, 2022, at 8:00 AM

#### Attendance:

Kristi St. Laurent, Dale Valvo, Gary Garfield, Theo Moser, Alex Mello – Community Dev. Dir.

#### 8:06 Call to Order

Noted that this is the April meeting rescheduled. May meeting set for Tuesday, May 24<sup>th</sup>.

Consideration of Minutes of 3-22-2022. T Moser motion and K St Laurent second to pass as amended – D Valvo not present in March. Vote 2-0-2 G Garfield and D Valvo abstained.

#### Review of Village Center District zoning in advance of May meeting

- ~35K sq ft with one single bld for restaurant, one ~30K multi-tenant, 8 SFH. There is a different residential project with one new commercial building – but not being presented.
- Presenting project is working with DOT for lights and synchronization/turning lane.
- Discussion of expanding walkability and bring sidewalk out to Hardwood.

#### Discussion of Gateway Commercial District in response to April 8 WEDC Meeting

- Discussion of use being suitable to zoning and location (off highway), present challenges.
- Discussion of highest and best use being big to take advantage of location – too expensive for small bites.

Land Use Subcom. Liaison report to WEDC in May, review three priorities assigned to Subcom: GCD parcel (above) was Promote Windham but that subcom lost members and LU has been discussing, Market Square Overlay, any zoning recommendations or considerations for economic development and a review of the application process for commercial land development.

LU has reviewed zoning for GCD and VCD in advance of presentations to full board.

8:55 Old/New Business – quick review of Gateway Project, proposal has been reworked but changes were just before the ZBA so it was continued again.

Brief update from A Mello regarding new requests to connect to water line: residential, new residential project and existing commercial.

9:05 Motion to Adjourn by D Valvo, seconded by G Garfield. All in favor.

Minutes respectfully submitted by K St. Laurent.