



**Windham Economic Development Committee (WEDC) Minutes  
Friday June 9, 2023  
Community Development Room**

**Call to order:** 7:55am

**Present:** Mitchell Jacoby, Mark Samsel, Theo Moser, Matthew Swoboda, Kristi St Laurent, Gary Garfield (Vice Chair), Alex Mello (Community Development)

**Appointment of Alternates:** Theo Moser for Clare Macoul, Matthew Swoboda for Jim Rondestvedt

**Approval of outstanding minutes:**

- **March 2023** minutes approved with amendments requested including around Gateway Park development; proposed by Matthew Swoboda, seconded by Theo Moser, passed 5-0-1 with Mark Samsel abstaining.
- **April 2023** minutes were approved, proposed by Theo Moser, seconded by Kristi St Laurent, passed 5-0-1 with Mark Samsel abstaining.
- **May 2023** meeting did not achieve quorum. There are no minutes to be approved or published.

**Community Development Update – Alex Mello**

- Master Plan Status: Planning Board approved entire Master Plan with updates based on comments received. Final clean version is in preparation.
- ZBA Appeal – Middlesex Glass: ZBA granted rehearing 6/6/23, to take place later in the month. This is another opportunity for EDC to submit letter of support if desired.
- Other developments – Some minor residential proposals in work, more significant however is 11 Indian Rock Road 45-unit townhome development (behind Enterprise Bank and My Eye Doctor) which has had a first hearing with the Planning Board

**Organization of WEDC**

- Three Subcommittees, all members requested to sit on at least one
- Confirmed memberships so far:
  - Land Use – Kristi St Laurent, Theo Moser, Mitch Jacoby
  - Infrastructure – Gary Garfield, Dale Valvo, Matthew Swoboda, Mike Oldenburg
  - Communication – TBV
- Gary Garfield will reach out to undeclared EDC members.

**Subcommittee Reports:**

- Land Use – working on use of Form Based Code.
- Infrastructure – met 6/7/23 including with Brian McCarthy and Alex Samsel.

Looking at Traffic Conditions on NH 111. Mark Samsel will confirm with BOS that we can start working with NHDOT on their previously budgeted but lapsed town traffic study. It is eligible to go to a different contractor. Next steps for Infrastructure subcommittee could be data gathering and community and regional engagement. Traffic congestion and accidents turning into NH 111 traffic are issues. SNHPC is a very relevant regional body we have ties with.

- Communications – no report

#### **Liaison Reports**

- Planning Board – Jacob Cross has been appointed.
- Board of Selectmen – Mark Samsel welcomed. Already involved in Infrastructure and Land Use subcommittees.
- Salem Chamber Report– Cindy Woodbury is current contact.

#### **Old and New Business, Announcements:**

- Schedule for filling open EDC seats schedule discussed; applications closed June 2<sup>nd</sup>, Mark Samsel will clarify BOS timetable for appointments. Kristi St Laurent's term expires this month and has reapplied.

**Meeting adjourned** 8:36, proposed by Mark Samsel, seconded by Kristi St Laurent, passed 6-0-0