



Windham Economic Development Committee (WEDC)
Friday, June 10, 2022
Community Development Department
Approved Minutes

Attendance: Clare Macoul, Gary Garfield, Dave Valvo, Kristi St. Laurent, Derek Monson (Planning Board representative), Alex Mello (Community Development Director), Theodore Moser, Matthew Swoboda

Call to order – 7:30am

Alternates appointed for absent members
T Moser for James Rondestvedt
M Swoboda for George Fredette

Committee membership update – Matthew Swoboda has been appointed as second Alternate.

Economic Development Update, Alex Mello/Community Development Director
Clusters along Routes 111 and 28
~100k sf commercial in the works or being reviewed by the boards

Approved:

- 71 Rockingham Rd
- 1 Sharma Way – Gateway Park, 10,200 sqft Optima dermatology
 - Improvements within Park including completion of the ring road
- 154 Rockingham Rd 3600 sq ft, retail
- 13-15 Rockingham Rd 22,00 sq ft 2 bldgs, pick up window for call ahead meals (vs typical drive-through)
- 39 Roulston Rd Windham Woods 9,939 sq ft expansion

Proposed:

- 70-72 Range Rd, 7500 sq ft, PBT office and retail, food, shared parking with vet
- 1&7 Indian Rock Rd Chris McCarthy 35,000 sq ft (not including housing)
 - One restaurant bldg., one multi-tenant bldg., 8 SF homes.
 - Includes road/intersection improvements with DOT and in conjunction with Center School for improved cueing.
- 11 Indian Rock Rd 12,600 sq ft plus 45 town homes, 9 bldgs to hold 5 town homes each
- 1-3 Sharma Way 59,700 sq ft commercial with 100 residential (1-2 bedrooms)
 - 4 mixed-use buildings with commercial 1st floor, 1 BR 4 units each upstairs, remainder are 2 BR townhomes

- 1 Industrial Windham Academy expansion 12,000 sq ft

Also approved:

47 Enterprise Drive – 8400 sq ft proposed change from office to private school pre-K to grade school

Mr. Mello plans to do same pipeline review for residential development – approved and in pipeline is currently 346 units.

G Garfield inquired about the status of the traffic study that was started two years ago on 111. He recommends contacting our senators to get them to take some action to try to get DOT to make progress on it.

Mr. Mello to continue to provide updates to WEDC monthly, as well as the pipeline reviews when updated

Review of 6 Priorities from Board of Selectmen

Liaison Reports

Committee Updates

Chair requested subcommittees to bring update to next meeting. Updates will be reviewed and compiled to share with the Selectmen.

Land Use – working on update, meets fourth Tuesday morning

Infrastructure 2nd Weds of month, working to get map with infrastructure layers on website.

Promote Windham – need to update list of properties, discussion of seeking input from current businesses in town

Communications – not active recently with no communications requested by the WEDC.

C. Macoul requested new member to brainstorm communications ideas, T Moser volunteered to meet with her.

Revisit of WEDC webpage after town website update

- G Garfield recommended making an archive folder vs deleting items as they become outdates so they are available for future reference.
- Discussed updating member list, meeting schedule; archiving older reference documents

Old and New Business

Greater Salem Chamber Golf Tournament this weekend at Windham Country Club.

Motion to Adjourn by G Garfield, seconded by D Valvo – all voted in favor.

Meeting Adjourned at 8:40am

Minutes respectfully submitted by K St. Laurent.