



Windham Economic Development Committee

Meeting Minutes

Friday July 14, 2023 at 7:30 AM

Attending: Dale Valvo, (Chairman), Gary Garfield (Vice Chairman), Mark Samsel Selectmen's Representative, Paul Brozo, Mitchell Jacoby, Theo Moser, Clare Macoul, Kristi St. Laurent (7:47 am), Jeff Murphy (Salem Chamber of Commerce).

Excused: Matthew Swoboda

Absent: Jacob Cross and Jim Rondestvedt

Also attending: Alex Mello (Community Development), Peter Griffin (SNHPC),

8:00 Call to Order

8:10 Approval of March First minutes as amended. Motion made by Mr. Samsel, second by Mr. Mosier. Motion carries 4-0-2.

Middlesex Glass update from Mr. Jacoby

Mr Jacoby indicated that the Middlesex Glass project was presented to the ZBA for the 4th time. The ZBA is opposed to the project for aesthetics (too much glass) and because they believe assembly meets the definition of manufacturing. The hearing was continued to August 8 so that the ZBA could seek advice from Council.

Community Development update from Alex Mello

Mr. Mello reported the following:

- The planning Board approved a sign permit for 19 Enterprise Drive,
- The Planning Board will get a site plan for 23 Enterprise Drive (the Former NHDOT building) for a dance studio on July 23, 2023,
- Planning Board is expecting a plan for a parking lot at the intersection of Route 111 and Rockingham Road,
- Park Place lanes has closed and the owner would like to propose mixed residential (90 apartments) and commercial uses. Also on a separate application, the owner would like to propose a restaurant in the bowling alley building.

Subcommittee Staffing Update

The following is an updated list of sub-committee members:

- Land Use – Mr. Jacoby, Ms. Macoul, Ms. St Laurent, and Mr. Moser

- Infrastructure – Mr. Garfield (Chairman), Mr. Valvo, Mr. Swoboda, and Mr Samsel

Liaison Reports

Board of Selectmen – Mr. Samsel reported that the WEDC will pursue following up on the Rt 111 Corridor study. He also reported that the Warde Center wishes to hook up to the waterline.

Planning Board – No report provided

Salem Chamber – Mr. Murray reported that this was his first meeting and that he will provide an update on Chamber activities at the next WEDC meeting. Mr. Mello reported that he will be attending the next Derry/Londonderry Chamber meeting.

Infrastructure Subcommittee- Mr Garfield provided the following update from the July 12, 2023 meeting.

The meeting started with a presentation by Ms. Von Aulock describing the services that the Southern New Hampshire Planning Commission (SNHPC) has been and can continue providing to the Town of Windham. Emphasis was on traffic planning and assessment of the conditions on Route 111.

The SNHPC presentation was followed by a presentation from Ms. Wendy Johnson of the New Hampshire Department of Transportation who informed the Infrastructure Sub-Committee that the DOT has approved over \$500,000 for a corridor study along Route 111 between Wall Street and Center School. The project is identified as the Windham 40633 Project and began on June 14, 2023, with the Governor and Council’s Notice to Proceed. In June, the DOT began assessing the availability of existing data. Ms. Johnson, explained that the first step would be to collect traffic count data between Wall Street and Route 128, however the emphasis of the Study would be between Wall Street and Center School.

The basis for the study will be assessing the current and future level of service of Route 111. Work to be completed as part of the study will include the following:

- Traffic Counts,
- Analysis of current traffic conditions,
- Analysis of environmental conditions,
- Consideration of a location for a future water line,
- Providing a detailed analysis of traffic mitigation alternatives,
- Establishing a Public Advisory Committee, and
- Implementing a Public Outreach program to solicit information from the residents of the Town.

During the meeting, it was agreed that the Corridor Study needed to be presented to the Board of Selectmen as soon as possible.

8:47 Motion to adjourn made by Mr. Garfield, seconded by Mr. Samsel. Motion carried 9-0.