



Windham Economic Development Committee (WEDC)

Land Use Subcommittee Minutes

Tuesday February 28, 2023, at 8:00 AM

Attendance: Dale Valvo, Kristi St. Laurent, Clare Macoul, Mitch Jacoby (Zoom), George Fredette, Gary Garfield

Public: Mike Oldenberg

Call to Order at 8:00am.

Consideration of Minutes 1/24/2023 with motion to approve as written by D Valvo, seconded by K St. Laurent. 4-0-2 to approve, G Fredette and G Garfield abstained for not having been present.

Continued discussion of commercial zoning at significant developable parcels in Windham, including those requested to be considered by the WEDC by the BOS.

Discussed the '30 acre' parcel or 'Exit 3' parcel, which is two parcels totaling 30 acres. The land has topographical challenges and falls in two watersheds making development difficult. There does seem to be commercial interest of considerable level as it has seen proposals as a hotel, distribution center, membership-public warehouse store and now a fabrication shop and lifestyle-development. Discussion of how to communicate the challenges present without scaring away applicants, providing up-front information of pros and cons.

Form-based Code concept introduced by K St. Laurent as an innovative land use tool that may be useful in Windham. It has been employed selectively in other New Hampshire towns. Essentially, the focus of the code is more on look and feel and less on what is behind the doors. Information to be brought back to the subcommittee.

Discussion of potential of casino or small casino-resort here in Windham. Current zoning does not permit casinos.

Motion to Adjourn at 9:06 am by G Garfield, seconded by D Valvo. Passed by unanimous vote.

Minutes respectfully submitted by K St. Laurent.