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

### **Land Use Subcommittee Minutes**

**Tuesday March 28, 2023**

Attendance: Gary Garfield, Kristi St. Laurent, Dale Valvo, Clare Macoul, Theo Moser, Matthew Swoboda, Alex Mello – Community Development Director

Mike Oldenberg – public

Karl Dubay and Nick Arena for the Exit 3 Project.

Call to Order at 8:10am.

Consideration of Minutes 2/28/2023. Motion to approve by D Valvo, seconded by C Macoul.

5-0-1 with T Moser abstaining for not having been present.

Workshop with development team for the Exit 3/30-acre proposal.

Application packet reviewed, presentation by applicant for members.

2 variances needed for size (48K vs 40K) and assembly is not an allowed use in the district.

Concerns raised at first ZBA meeting – type of glass/no glare, impact on value of surrounding properties, amount of cut and fill for Middlesex building, drainage technologies to protect the lakes, traffic.

Fill in front of the site allows installation of good drainage – filtration and recharge, also other BMP's : roof recharge, porous pavement.

Discussion of variance only for the corporate headquarters and assembly – not the retail portion. That will be a separate application.

Gateway Boulevard was created at the request of Windham Selectmen for purpose of commercial development by the State of NH. The Commercial Gateway zone is supposed to reflect proximity to 93, gateway to Windham – sets the tone. Signature buildings, of quality and prominence. This application proposes to meet all of those criteria.

Possibility to share parking with Common Man Restaurant given opposite peak hours of operation.

Building set back about 200' from Gateway Blvd and Range Rd – much farther back than required and allows for robust drainage treatment in protective overlay for Canobie and Cobbetts Pond.

Building will allow for corporate structure, engineers and technicians to be in one location. Small retail windshield operation.

Deliveries will be by large or semi-truck, loading at back of building, facing highway, 1-2 x per day. Outgoing product is smaller, pick-up truck with trailer – would be left turn onto Gateway Blvd, L onto Rt 111 and to 93. Rarer trips east on 111 or 111A toward Pelham. Most business would head out on 93, not impacting or passing neighborhoods, and using traffic lights and multi-lane road network.

Second ZBA hearing 4/11/23. Members invited to attend as able.

Motion to adjourn by G Garfield, second by D Valvo. Vote to approve unanimous.

Meeting adjourned at 9:05am.

Minutes respectfully submitted by K St. Laurent