



---

**Windham Economic Development Committee (WEDC) Minutes  
Friday, April 14, 2023 7:30 am**

Attendance: Gary Garfield, Kristi St Laurent, Dale Valvo, Matthew Swoboda, Theodore Moser, James Rondestvedt (via Zoom)

Additionally: Alex Mello (Community Development Director), Matt Rounds, Mike Oldenburg

Meeting opened at 7:35am

T Moser seated for Clare Macoul  
M Swoboda seated for George Fedette

Review of March minutes carried over until next meeting.

Committee Reorganization: Kristi St Laurent is stepping down Chair. Motion to nominate Dale Valvo as Chair proposed by Gary Garfield, seconded by Matthew Swoboda, and passed 6-0-0. Motion to nominate Gary Garfield to continue as Vice-Chair proposed by Dale Valvo, seconded by Kristi St Laurent, passed 6-0-0. Motion to nominate Matthew Swoboda as Secretary proposed by Dale Valvo, seconded by Theodore Moser, passed 6-0-0.

Subcommittees Discussion tabled until next meeting. Current subcommittees are Land Use, Promote Windham, Infrastructure, and Communication

Economic Development Update by Alex Mello, Community Development Director noted a unit at 1 Wall St is being readied for Merrimack County Bank. The Exit 3 Middlesex Glass project was denied at ZBA as being incompatible with intended zone usage and neighboring historic buildings (appeal plans unknown at time for meeting). The Greater Salem Chamber of Commerce Economic Development Breakfast attended also by WEDC was a success. The Nouria Gas station at 111/Route 28 intersection has Planning Board approval. Site work is continuing at 15 Enterprise Drive which will now be a spec building ready for tenants so could eventually be added to the available lots/buildings list.

Various aspects of the Master Plan Update Draft were discussed. The Economic Development section was cut somewhat compared with what was submitted by WEDC. The items assigned to WEDC in the Implementation Section were reviewed and noted as being potentially improvable by being written in a more positive manner. Matt Rounds provided insight into how the Draft was produced from various inputs. Kristi St Laurent took an action to draft suggested wording changes for internal circulation and to then take to the Planning Board May 10<sup>th</sup> meeting.

Liaison Reports: Infrastructure leader Gary Garfield noted that discussion on seeking support for requests at State level for completion of traffic study was pending new Board of Selectmen rep to WEDC.

Adverts for new Volunteers across various Committees will be published shortly. Additionally, all Committee members are required to complete the Volunteer Details form.

Motion to Adjourn proposed by Chair Dale Valvo at 9:00am, passed unanimously.

Minutes prepared by Matthew Swoboda.