



Windham Economic Development Committee (WEDC)

Friday, July 8, 2022

Approved Minutes

Attendance – Gary Garfield, Dale Valvo, Matthew Swoboda, Mitchell Jacoby, Kristi St. Laurent, Jennifer Simmons, BOS liaison, Derek Monson, Planning Board liaison, Alex Mello, Community Development Director

Call to order 7:30am

Appointment of alternates for absent members – M Swoboda for G Fredette

Review of minutes of June 10, 2022. **D Valvo motioned to approve 6/10/22 minutes, G Garfield seconded. Motion passed 5-0-2**, J Simmons and M Jacoby abstained due to not having been at the meeting.

Economic Development Update by Alex Mello, Community Development Director

C McCarthy's Village Center project (corner of Hardwood and Rout 111) approved this week at PB

July PB agendas are light in terms of development

PB did determine Master Plan structure – Chairs will compile chapters and submit to PB. Requesting draft chapter in the next 90 days. Recommend for layout and brevity to review the Auburn, NH Master Plan. Review the 2005 Windham MP for economic development-specific chapter and goals and previous chapters approved over the past couple of years. Memo was sent to Board Chairs, Alex will forward it to the WEDC members. Asking Boards and Committees to hold public meetings as needed – this will generate the first draft of the chapter that will be reviewed by all residents and business owners for further input.

Review of 6 Priorities from Board of Selectmen - Subcommittee Updates

Subcommittee Updates

Land Use – narrative update reviewed

Infrastructure – map of town that wetlands and setbacks, lot size, zoning districts, municipal water, no natural gas in Windham – subcommittee will meet next week and draft the summary. Will be adding traffic counts.

Promote Windham – what do we do (and do not) do well, look at what town wants – asked to ID 5 parcels with parcel near park and ride being one of them, as parcels for town to promote. Subcom will be reconstituting. Discussion of radical change in development costs, blasting, steel, have skyrocketed, what makes sense in today's market? Discussion of highlighting the benefits/attributes of the parcel and let the market decide what to propose. How do we profile the parcels so that businesses can do more than look at an exit on 93 – provide actionable information so they can appreciate the benefits yet also be aware of limitations – infrastructure map will be helpful.

Communications – No assigned goals, update:

In the past there was the water line and TIF districts –

Promoting Windham businesses – promoting vacant spaces – promoting the plan for how to start a business in the paper. Also will reach out to developers to gather thoughts on process for development and to start businesses. Discussed regular presence in the Independent.

Liaison Reports –

Greater Salem Chamber of Commerce is in process of hiring a new Director. Chair will reach out to the Chamber to invite new hire when available.

BOS update – At next meeting: Cable Advisory Board will be completing update to the CDD meeting room. Will be prioritizing the ARPA fund requests, using process similar to CIP with ranking and averaging after hearing presentations.

GSCC - Hidden Jewel celebration of local women, including Windham women, in August at Searles Castle.

Motion to Adjourn by D Valvo, second by C Macoul.

All in favor

Adjourn – at 8:50 am

Minutes respectfully submitted by K St. Laurent