



---

**Monday, September 19, 2022**

**Community Development Department Conference Room, 7:00PM**

Present: Frank Farmer (Alternate - Seated for Wendy Williams), Peter Griffin (Regular), Renee Mallett (Regular), Carol Pynn (Regular), Derek Saffie (Regular)

---

The meeting opened at 7:00PM with the pledge of allegiance and introduction of members.

Mr. Farmer was seated for Wendy Williams.

---

Ms. Mallett opened discussion on the Master Plan chapter.

Ms. Pynn asked about including the Historic / Cultural Resource List (HCRL) and Ms. Mallett agreed she would try to include it in the appendix.

Ms. Pynn asked that the date each historic district was established be added to their respective sections in the chapter.

Mr. Griffin asked that the Governor Dinsmore Wall historic district be added; only the plaque is listed in the current draft.

Mark Samsel presented a Master Plan chapter he had drafted for the Windham Depot Advisory Committee. He summarized the document, which included an overview of what the Committee has accomplished since 2003, operational information on the usage, maintenance, and a ten-year plan.

There was discussion regarding the interior of the Depot and possible uses for the building, but Mr. Samsel clarified that any plans would need to be cleared through the State.

After discussion it was decided Mr. Samsel would submit his Master Plan chapter in its entirety, but the HDC/HC would also include a brief section regarding the Depot in their chapter.

Mr. Griffin asked Mr. Samsel if the long-term goal is for the Committee to take possession of the Depot building. Mr. Samsel stated that the lease runs until 2033.

There was discussion of possible uses and display locations for a restored railroad cart.

Irene Cohen asked the Commission to clarify the inclusion of "cultural" resources in the Master Plan. Ms. Mallett suggested that the cultural portion of the HDC/HC Master Plan chapter focuses on highlighting how historic assets inform the culture of the town.

Mr. Griffin further elaborated on the intention of cultural resources, using the restoration of the Governor Dinsmore Plaque and a planned park in the area as an example.

Mr. Samsel added that, in his opinion, the Master Plan should be the direction the boards want to go in, focusing on what is important in town.

**DRAFT**



Ms. Cohen asked if cultural / arts organizations, like the Windham Actors Guild, should be included in the HDC/HC chapter.

Ms. Mallett suggested adding a sentence to the introduction of the draft chapter to list some of the cultural organizations in Windham.

Mr. Farmer urged Ms. Cohen to draft a Master Plan chapter for the arts groups in Windham and submit it to the Steering Committee.

Ms. Mallett asked Ms. Cohen to check if the Recreation Department has already included any of the arts organizations in their chapter.

Ms. Mallett made a motion to add to the introduction a statement in support of resident-led arts and cultural organizations in Windham; seconded by Mr. Farmer, 4 - 0 (Ms. Pynn abstained).

Ms. Mallett suggested the Commission make annual updates to the Master Plan chapter so it stays up-to-date and will be much closer to a final draft the next time it is needed for an updated Master Plan.

Mr. Farmer made a motion to amend the Depot historic district section in the draft Master Plan chapter to include a summary of the information provided by the Windham Depot Advisory Committee; seconded by Ms. Pynn, 5 - 0.

Mr. Farmer made a motion to approve, with previous amendments, the Commission's draft Master Plan chapter, and for it to be submitted to the Master Plan Steering Committee; seconded by Mr. Saffie, 5 - 0.

Mr. Farmer shared the latest plan for development in the Village Center District in the area of the "Bowery Brae" cabin. The new owners of the property want to remove the cabin, and per Karl Dubay the cabin is not in a condition to be relocated.

Mr. Griffin recommended inviting the new owner, or representatives, to a future Commission meeting; if they cannot attend, they can submit a written statement.

Mr. Griffin asked what possible uses there are for the cabin and what the costs of maintenance would be. There was discussion of relocating the cabin and whether the costs of relocation and maintenance are justified. Mr. Farmer volunteered to get information on the costs of relocating the cabin.

Ms. Mallett provided an update on development at 10 Libbey Road. The property is listed a few times on the HCRL, but Karl Dubay stated he could only identify one area that possibly had old stonework. Ms. Mallett asked how the property could have been added to the HCRL if it is not clear where the other stone structures identified are located. The HCRL was created from a similar list compiled by Robert Thorndike. Ms. Mallett will ask for a site-walk of the property.

Mr. Saffie informed the Commission that Arcadia Publishing accepted the proposal for the "Nutfield: Then and Now" book and a completed W-9 form is required for payment of royalties. Mr. Farmer suggested contacting Wendi Devlin.

Mr. Farmer made a motion to adjourn at 8:46PM; seconded by Mr. Griffin, 5 - 0.

**DRAFT**