



*OLD VALUES - NEW HORIZONS*  
**COMMUNITY DEVELOPMENT**

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**Windham Economic Development Committee**  
**WEDC**  
**APPROVED Meeting Minutes**  
**Friday, September 14, 2012**

**Present:** Chairman, Bob Young; Members: Bruce Breton, Dianne Connolly, Sally D'Angelo, Bev Donovan (7:45 am) Paul Gosselin, Al Letizio, Ralph Valentine, (7:45 am) Sy Wrenn, Jay Yennaco (7:47am)

**Staff Support:** Laura Scott

**Absent:** K. DiFruscia

Chairman Young opened the meeting at 7:35 am.

**VOTED:** On motion made (S. D'Angelo) and seconded, (S. Wrenn), the board voted to approve the minutes of the August 10<sup>th</sup> meeting. 6-0-1 (A. Letizio abstaining).

**Updates, Chairman Young reporting**

- The Board of Selectmen (BOS) voted on Sunday Ordinances in a manner that was consistent with the WEDC's recommendation.
- The WEDC will participate in the Harvest Fest this year, manning a table, taking registrations and distributing candy. A. Letizio and S. D'Angelo to attend.
- The WEDC was represented at the recent ribbon cutting for Pugliese Contracting in town.

**TRC Rep, P. Gosselin reporting**

- Mr. Gosselin has joined the Design Review Subcommittee. Mr. Breton will replace Mr. Gosselin on the TRC.

**Marketing Subcommittee, A. Letizio reporting**

- Nothing current to report.

**Infrastructure Subcommittee, R. Valentine reporting**

- Subcommittee has met with Pennichuck Water to discuss three sources feeding into Windham and to begin to discuss volume for long term needs.
- Discussion ensued about capacity needs in both electricity and internet connections with "redundancy" considered an option to support current establishments.

**Zoning Ordinance Subcommittee, B. Donovan reporting**

- Village Center Project and Zoning Ordinance committees continuing to deal with definitions, uses and zoning. B. Donovan and S. D'Angelo both noted that broader definitions allowed for better flexibility in evaluating future uses, B. Breton concurred noting that zoning should address the future needs and narrow definitions are not helpful.
- Ms Donovan noted that the Planning Board may request that the subcommittee vote on various items and asked for the WEDC's direction. Discussion ensued regarding the importance of possible dissenting views to be part of the public discourse.

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**VOTED:** On motion made (R. Valentine) and seconded (B. Breton), the board voted to allow WEDC members to be voting members of the Planning Board Zoning Subcommittee. 8-0-2 (B. Donovan and S. D'Angelo abstaining).

- Ms Donovan then requested that the WEDC send a letter to the BOS underscoring our Mission driven directive that available land be offered with a view to highest / best use within the current zoning, thus helping to relieve town tax burden and supporting economic opportunity. Extensive discussion ensued regarding current available land and the recently learned possibility that a Gateway parcel will be sold to a government entity whose charter precludes both zoning and taxation.

**VOTED:** On motion made (B. Donovan) and seconded (P. Gosselin), the WEDC will submit to the BOS a letter detailing our support for the highest and best use for Parcel 18-L-300 / 53 Range Road / Applewood Golf Course land based on current "PBT" (Professional / Business / Technology) zoning as critical to the long term "revenue positive" outlook for our town. 8-0-2 (B. Breton, D. Connolly abstaining)

- Post vote discussion led by A. Letizio garnered agreement that members of the WEDC could publically discuss this initiative once the vote (above) was taken.
- Additional post-vote discussion led by J. Yennaco concluded with a firm declaration by the WEDC that the possibility of a National Guard Armory in Windham was extremely positive but for reasons solely having to do with tax income and economic opportunity, the WEDC hoped a location other than Gateway could be found.
- It was further agreed that the WEDC's Zoning Subcommittee (B. Donovan, S. D'Angelo and P. Gosselin) would craft the letter for Chairman Young's approval and R. Valentine would supply a tax income comparison for the letter.

**Regional Planning Commission Recommendation to BOS**

- Ms Scott identified the three area Regional Planning Commissions to which Windham may belong.

**VOTED:** On motion made (S. D'Angelo) and seconded (A. Letizio), the board recommends that the BOS join the Southern New Hampshire Planning Commission (Manchester based) because of the strength of towns along the I93 corridor. 9-0-1 (B. Breton abstaining).

Chairman Young adjourned the meeting at 9:27am.

**APPROVED**