

BOARD OF SELECTMEN
Minutes of May 20, 2013

MEMBERS PRESENT: Chairman Phil LoChiatto called the meeting to order at 7:00 PM. Selectmen Ross McLeod, Roger Hohenberger and Kathleen DiFruscia were present; as was Assistant Town Administrator Dana Call. Selectman Al Letizio was delayed and arrived at 7:05 PM. Town Administrator David Sullivan was excused. Mr. LoChiatto opened with the Pledge of Allegiance.

ANNOUNCEMENTS/LIAISON REPORTS: Mr. LoChiatto reminded all that the Department of Transportation would be holding a public information meeting the following evening at the Windham High School, beginning at 7:00 PM. The purpose of the meeting is to discuss the installation of rumble strips as part of the Route 111 project.

Mr. LoChiatto noted that the PTA's electronic collection event, held the previous Saturday, had been hugely successful.

Mr. LoChiatto advised that the Community Development Department has officially launched their Adopt-A-Spot program; and that there are currently twenty-five (25) spots available. Kick-off for the program will be held on June 8th, and more information is available at WindhamNewHampshire.com.

CORRESPONDENCE: Request received from Mr. Nick Moschelli, Park Place Lanes, to expand their liquor license to allow for alcohol consumption in the lane area. Police Chief Lewis approached and noted that he had spoken to the State Liquor Commission regarding this request, and had been advised that most alleys in the State have this expanded provision, and that the program is well managed. The Chief indicated the Liquor Commission has no issues with the Board granting this request; nor did he as Chief.

Mr. McLeod moved and Mrs. DiFruscia seconded to grant Mr. Moschelli's request. Passed 4-0.

MINUTES: Mr. Hohenberger moved and Mrs. DiFruscia seconded to approve the minutes of May 6th and May 14th as written. Passed unanimously.

CHIEF MCPHERSON: Fire Chief Tom McPherson, along with Firefighter Danielle Dubowik and representatives from Parkland Medical Center (PMC), announced the kick-off of the Department's Personal Flotation Device (PFD) Loaner Program. Chief McPherson noted that the Department had teamed up with PMC to continue the program, which was originally initiated in the 1990's. He went on to explain that PMC had purchased twenty (20) PFDs of various sizes, and donated same to the Windham Fire Association, which he was now requesting that the Board formally accept.

Discussion ensued regarding the loaner program and state requirements regarding the use of flotation devices. The Chief indicated that visitors to Windham may contact the Station to be fitted for a PFD that they may utilize throughout their stay in Windham.

Mrs. DiFruscia then moved and Mr. McLeod seconded to accept with gratitude to PMC, the donation of twenty (20) PFDs from the Fire Association. Passed unanimously.

Chief McPherson then advised that the week of May 19th to the 25th is EMS Appreciation Week; and indicated he would like to take this opportunity to extend thanks to all Firefighters and EMS providers for their service.

Chief McPherson then advised the Board that, through award of an EMPG grant in the amount of \$3,480 coupled with budgeted funds for this year, the Department can complete their move to narrow band compliance. The Chief reminded the Board that funds had been budgeted to replace ten (10) department pagers this year, with the remaining eight (8) planned for purchase in 2014. He advised that, with these grant funds, the entire eighteen (18) pagers can be purchased now.

After a brief discussion, Mr. McLeod moved and Mr. Letizio seconded to accept the EMPG grant funds in the amount of \$3,480 and execute the necessary documents related thereto as described by Chief McPherson. Passed unanimously.

POLICY COMMITTEE: Community Development Director Laura Scott approached and advised that four (4) new committees have been established consisting of Department Heads; one of which is a policy review committee. She noted that staff has been working since March to look over existing and/or new policies for the Board to review; and that no action is anticipated from the Board that evening. Ms. Scott indicated that the Board had received proposed amendments to the Residency regulations, as well as a proposed Fireworks Ordinance for consideration to bring to the 2014 Town Meeting.

Mrs. DiFruscia requested that Ms. Scott identify the Department Heads serving on the Policy Committee, and Ms. Scott replied it consisted of herself, Captain Mike Caron, Chief Tom McPherson, and Town Clerk Nicole Merrill. Ms. Scott went on to note that the Committee has, to date, identified twenty-five (25) policies for review.

Chief McPherson then approached to review the proposed Fireworks ordinance with the Board; noting that the previous ordinance had been repealed. He indicated that, in 2009, a permit had been developed for anyone who wished to display "Consumer" (formerly "Class C") fireworks which homeowners cannot do by State statute. Discussion ensued regarding sparklers/flares, and Mr. McLeod noted that items such as these should be noted in the "exception" section of the ordinance.

Mr. Hohenberger expressed concerns that the banning of sparklers or bottle rockets was going overboard, and asked how the ordinance could be fixed to allow same. Chief McPherson indicated that the Board could either do away with the ordinance or list same in the exceptions. The Chief went on to note that he believed something did need to be in place to regulate use of "consumer" fireworks. Discussion ensued regarding the various "classes" of fireworks, and the Chief clarified that "Class B" related to those used by professionals on events like Town Day which are overseen by Deputy Chief Morgan, while "Consumer" items related to those purchased over the counter. He further noted that the Town can only regulate "Consumer" fireworks, as "Class B" are governed by State statute.

Lengthy discussion ensued, with input from Deputy Morgan, regarding the various classes/uses of fireworks, what the Town was trying regulate via the ordinance, what constitutes "consumer" use, and the working of the Town's noise ordinance in concert with this proposal. The Chief will take the Board's input back to the Committee.

Town Clerk Nicole Merrill approached, noting that the Town's Residency Policy had been established in 1989, and was in need of updating. There was no input from the Board regarding the proposed changes, and Ms. Scott indicated the Committee will thus schedule same for a public hearing for adoption.

NON-PUBLIC SESSION: Mr. Hohenberger moved and Mr. Letizio seconded to enter into nonpublic session in accordance with RSA 91-A:3 II b and c. Roll call vote all "yes". The topics of discussion were hiring and reputations.

The Board, Chief Lewis, Captain Caron, and Ms. Devlin were in attendance in the first session. The Chief discussed an upcoming vacancy in the Police Department. Mrs. DiFruscia moved and Mr. McLeod seconded to hire the recommended candidate, contingent upon those terms as discussed. Passed unanimously.

The Board, Ms. Scott, Mrs. Call, and Ms. Devlin were in attendance in the second session. Ms. Scott discussed a need to temporarily re-organize the staffing in her Department. It was the consensus of the Board that Ms. Scott proceed as outlined.

The Board, Mrs. Call and Ms. Devlin were in attendance in the final sessions.

Mrs. Call discussed temporary staff sharing needs between the Administrative and Tax offices. It was the consensus of the Board to proceed as outlined.

The Board discussed several committee appointments:

Mr. Letizio moved and Mr. Hohenberger seconded to appoint Mr. Michael Oldenburg to fill the recently vacated, regular term on the Economic Development Committee. Passed 3-1-1, with Mrs. DiFruscia opposed and Mr. McLeod abstaining.

Mr. McLeod moved and Mr. Hohenberger seconded to remove Mr. Marc Lucas from the Conservation Commission and re-appoint him as a regular member of the Recreation Committee for a term of three years; and to appoint Mr. Jim Finn to the Conservation Commission for a term of three years. Passed unanimously.

Mr. Hohenberger moved and Mr. McLeod seconded to appoint Mr. Dennis Senibaldi as a regular member of the Recreation Committee for a term of three years. Passed unanimously.

Mrs. DiFruscia moved and Mr. Letizio seconded to appoint Mrs. Nicole Bottai as an alternate to the Cable Advisory Board for a term of three years. Passed unanimously.

Mr. McLeod moved and Mr. Hohenberger seconded to appoint Mr. Jim Mentzer as interim Trustee of the Trust Fund; provided that the second candidate does not appear for his scheduled interview that evening. Passed unanimously.

The public session resumed at 8:00 PM; and Mrs. Call summarized the actions taken in non-public.

COMMITTEE INTERVIEW: The Board interviewed Mr. David Applebee, Woodvue Road, for potential appointment as interim Trustee of the Trust Fund.

PUBLIC INFORMATIONAL MEETING: Mr. LoChiatto read the attached noticed into the record, clarifying that the purpose of this meeting was to garner public input relative to the traffic signal currently located at the Route 111/111A intersection.

Mr. Karl Dubay approached, expressing thanks to the Board for coordinating this discussion and to representatives of the NH DOT for attending. Mr. Dubay presented the Board with a large packet of documents submitted in support of retaining the signal in question; which he indicated totaled fifty-three (53) pages. He then went on to summarize that the removal of the existing light was discussed years ago; however circumstances have changed. Mr. Dubay noted that there has also been discussion of installation of a new signal at Delahunty Road, which the submitters are in support of, which will ultimately result in three (3) coordinated lights in the area.

Mr. Dubay then read into the record a letter of support from Mr. Max Puyanic, CEO of Convenient MD, as attached. Discussion ensued regarding same, as well as the attached letter from Mr. Shea referencing potential buyers of the golf course property and how same would access the area without the signal in place. Mr. Dubay indicated he did not believe there was any direct access without the signal; going on to note that the Board has an opportunity to create good value in this area and the overall Gateway District. He noted that the DOT has been great throughout the process in working with the Town, and he believed the light could stay. Discussion ensued regarding adverse impacts of the removal, and Mr. Hohenberger reminded all that the signal was being removed because the Board requested the DOT do so in order to better benefit the Gateway District.

Mr. Rob Woodland, Woodland Engineering approached and gave a brief summary of his previous warrant analysis findings regarding retaining the traffic signal at this location; adding that much additional work has been done since. Mr. Woodland indicated that the only access for 200+ homes in the area is via Range Road and that the DOT, in their review of his analysis, had determined that if left turns are allowed in the area then the signal meets peak warrant requirements. Mr. Woodland then went on to provide updated analysis numbers to the Board, including review of a Trip Generation Study, for which he indicated he had no copies available for the Board or public as the data was not yet finalized. Highlights of his presentation included:

- The projected volumes, if left turns are allowed, have doubled over initial projections.
- The 2020 Warrant 3 Peak Hour projections are 2,000-2,800 vehicles.
- Expanded information is being gathered regarding potential new development in the area, including:
 - The 29 acre golf course property could, at PM peak hours, generate 600 cars which Delahunty Road cannot handle, thus additional access needs to be maintained to this parcel
 - It makes more sense to split the commercial blocks to different signals, which offers flexibility and the best scenario for current and future traffic

- Shifting the existing traffic to the new signal at the 93 ramp takes away from the capacity for the 40 acre “Gateway” parcel.
- Other scenarios have been considered, such as a roundabout at the Route 111/111A intersection, however the most important part is maintaining access

Mr. Letizio noted there is an issue as the signal currently exists relative to no clear indication of which lane vehicles should utilize when going straight through the intersection between Range Road and Convenient MD. Discussion ensued as to whether a plan was being considered to address this and left turning versus through traffic.

Mrs. DiFruscia inquired of Mr. Woodland whether any of the studies conducted ten years prior, when the decision to remove the signal was made, had been reviewed for comparison. Mr. Woodland replied that there were studies done, however, the establishment of the Gateway District since had been the game changer. Discussion ensued.

Mr. Hohenberger noted that the reason given for removal of the signal was its proximity to the new light. He also noted that the purpose of the relocation of Range Road was to provide access to commercial properties on both sides; adding that removal of the relocation would solve this issue. Further discussion ensued regarding the need for multiple accesses as well as the need to be mindful of the DOT’s project bid schedule before Mr. LoChiatto opened the discussion to the public.

Mr. Tom Case, Mountain Village Road, approached noting that leaving the signal in place, with left turn ability, made sense whereas the re-aligned Route 111A did not. He suggested the DOT utilize the money planned for the relocation to ensure safe access to the golf course property.

Attorney John Cronin approached, noting he represented the owners of #41, 43, and 49 Range Road who are in favor of removal of the light. Atty. Cronin noted that what had not been mentioned as yet was the State’s efforts to work with the businesses to drive traffic to the new signal. He also noted that Mr. Puyanic’s letter included much speculation as opposed to facts, and that much time and money had been invested in the current plan. Atty. Cronin noted that his clients are fine with the proposal to remove the light, and do not wish to bear the cost to maintain it; adding that many of the supporters of keeping the signal had a pecuniary interest in same.

Traffic Engineer Mr. Steven Pernaw, Pernaw & Company, approached clarifying that warrant thresholds are an engineering determination and all engineers must adhere to the MUTCD. He noted that, even with left turns being allowed, he would be surprised if this signal was warranted; adding that Warrant 3 as cited by Mr. Woodland did not apply in this case. Mr. Pernaw indicated that any analysis of this intersection should be based upon 8 hour and 4 hour criteria, and went on to opine that coordinated signalization works best with evenly spaced lights which would not exist in this case. Mr. Pernaw noted that the design as worked on by the State over the last ten years, made sense. Mrs. DiFruscia sought clarification as to who Mr. Pernaw represented, and he replied he was present on behalf of Cafua Management. Mr. McLeod inquired whether Mr. Pernaw was of the opinion that businesses would be hurt economically should the light remain, and Mr. Pernaw replied that he was not qualified to speak to economic impacts only whether or not the signal was warranted.

Mr. Alan Carpenter, Glenwood Road, approached noting that, if the signal were to remain, there would ultimately be twelve (12) lights in approximately 2 miles. He expressed concerns regarding gridlock, and noted that the Board is in a difficult spot as, regardless of their decision, someone is going to be upset. Mr. Carpenter opined that perhaps the new Route 111 could be built as a one way, looping around to the existing, with service roads on the 29 acre golf course parcel. Brief discussion ensued.

Mrs. Kristie St. Laurent, Range Road, approached noting she travels this area 8-10 times per day; adding that the seasonal impacts of activities at Griffin Park need to be considered by the Board as well.

Mr. Paul Gosselin, interim Chairman of the Economic Development Committee, approached to advise that the EDC had discussed this matter and reached the following resolution: "In keeping with the WEDC's Mission to support economic development and safety issues, the WEDC supports retaining the existing light at the intersection of Route 111 and Route 111A. The WEDC's support is with the understanding that traffic studies identify the light as warranted and as not increasing congestion."

Mr. Sean Foster, 44 Range Road, approached noting that he represented the majority of residents whose homes are behind the Searles wall. He presented a petition from same requesting that the light be retained given the dangerous nature of the intersection; adding that the residents would like as many lights as possible in the area including the one proposed for Delahunty Road.

Mr. Peter Mullet as owner of 57 Range Road, and Mr. Anthony Berni as co-owner of the Country Shoppes both approached in favor of keeping the light; with Mr. Berni adding that 80% of his rental space fronts Range Road and he will lose tenants if the light is removed.

Mr. McLeod inquired what the current traffic is on Route 111 in the vicinity of this intersection, and Mr. Woodland replied that recent studies indicate approximately 16,000 vehicles per day. Mr. McLeod then noted that a two-lane roundabout can handle that volume of traffic; adding that the Board has supported construction of four (4) roundabouts in the future along Route 111. Lengthy discussion ensued regarding roundabouts, with input from Dr. Melissa Magnussen of Canobie Lake Vet, as well as need for access to the Range Road properties.

Mr. David Desantos, Blossom Road, approached in support of keeping the light; noting that the design works as it currently is and urging the Board not to disturb the area any further.

Discussion ensued, with input from Mr. Woodland, regarding the costs to maintain the signal if it were not warranted, as well as the fact that it will not meet the warrant if left turns are not allowed. Mr. Karl Dubay then approached indicated that three more letters of support for the light had been received, and submitted same to the Chairman.

Mrs. Ginny Campiola, West Shore Road, approached in support of keeping the light. Mrs. Betty Dunn, Woodvue Road, then approached indicated that she was unsure what the solution was, but urging the Board to consider pedestrian safety without the light. Discussion ensued.

Attorney Cronin again approached, this time on behalf of Nault's Honda, to advise the Board that Nault's had spent substantial monies to redesign their business in anticipation of the new access road and, as such, he hoped it would not be going away.

Mr. McLeod indicated he agreed the access road was necessary, and added that he was in favor of either maintaining the signal or constructing a roundabout. Mrs. DiFruscia noted that she believed the light was very important and would like it to stay along with a new signal at Delahunty Road; adding that if the warrants were met there was no cost to the Town to do so.

Mr. Hohenberger indicated that, at this time, he was not in favor of constructing the new access road; rather leaving it to a future developer. Mr. Letizio noted that he supported the Route 111A realignment, as many have worked and expended funds in preparation for same. He added that he would take the idea of a roundabout one step further, taking advantage of the opportunity to create a nice feature as one enters the Town, and that he is in favor of any solution which is not detrimental to one business over another. As to the signal, Mr. Letizio indicated that if it were going to be retained, he would support a signal at Delahunty Road, as well.

Mr. LoChiatto wrapped up the discussion by agreeing there was a need for the light at Delahunty Road, and expressing concerns regarding impacts to those who had made business decisions based upon the plan to remove the signal in question. After a brief discussion, the Board thanked all for their input, which the DOT representatives will now consider.

NON-PUBLIC SESSION: Mr. Letizio moved and Mr. McLeod seconded to enter into nonpublic session in accordance with RSA 91-A:3 II c. Roll call vote all "yes". The topic of discussion was reputations and the Board, Mrs. Call, and Ms. Devlin were in attendance.

After discussion, Mr. McLeod moved and Mr. Letizio seconded to appoint Mr. Jim Mentzer as interim Trustee of the Trust Fund. Passed unanimously.

The public session resumed at 10:15 PM. Mr. LoChiatto advised the public of the Board's appointment; noting that it always a difficult decision given the caliber of candidates the Board must consider. He added that he hoped Mr. Applebee would consider volunteering to other positions that are open.

OLD/NEW BUSINESS: Mrs. Call advised the Board that a minor change was necessary relative to the end date of the TAN as approved by the Board on May 6th; as the bank had asked it be 12/30/2013 rather than 12/31.

Mr. McLeod moved and Mr. Hohenberger seconded to reconsider the Board's previous vote regarding issuance of a TAN. Passed unanimously.

Mr. McLeod then moved and Mr. Hohenberger seconded to approve the issuance of a TAN with Northway Bank in the amount of \$2M at the rate of 1.23%; same to be due on 12/30/2013. Passed unanimously.

The Board briefly discussed the exchange of personal cell phone numbers amongst the members.

Mrs. Call reminded the Board that they would be meeting the following Thursday evening to hear an application for lot restoration; adding that the applicant has indicated that while he will be out of the country and not in attendance, he is satisfied with the Board's moving forward to render a decision.

Mr. LoChiatto read the attached letter of resignation from EDC Chairman Bob Young into the record. Discussion ensued amongst the members regarding Mr. Young's valuable contributions to the committee; and best wishes were extended to him in his new ventures.

Mr. Letizio moved and Mr. Hohenberger seconded to adjourn. Passed unanimously.

Meeting adjourned at 10:25 PM.

Respectfully submitted,

Wendi Devlin, Administrative Assistant

NOTE: These minutes are prepared in draft form and have not been submitted to the Board for approval.



TOWN OF WINDHAM, NEW HAMPSHIRE

OFFICE OF THE BOARD OF SELECTMEN/TOWN ADMINISTRATOR

POST OFFICE BOX 120, 4 NORTH LOWELL ROAD, WINDHAM NH 03087-0120

PUBLIC INFORMATION MEETING

RE: Route 111/111A Traffic Signal Removal - Route 93 Project

The Board of Selectmen will conduct a Public Information Meeting on May 20, 2013 at 7:30 pm at the Community Development Department for the purpose of hearing input from the residents and business owners of Windham as it pertains to the NH Department of Transportation's plan to remove the traffic signals at the current Route 111/111A location as part of the overall Route 93 project. A representative of the NHDOT will be present to hear the input offered to the Board, however any NHDOT input or discussion will be provided to the Board at a later public workshop meeting among the Board and representatives of the same.

Dated: May 9, 2013

May 16, 2013

Board of Selectmen
PO Box 120
Windham, NH 03087-0120

RE: Maintaining the Traffic Signal at the Corner of Route 111 and Range Rd

Chairman Lochiatto, Vice Chairman DiFruscia, Selectmen Hohenberger, McLeod & Letizio,

Thank you for inviting Windham's residents, businesses, and property owners impacted by the planned removal of the traffic light at the corner of Route 111 and Route 111A to share our concerns with you today.

Removing the traffic signal would have a very negative impact on all the businesses on Range Road and at the intersection, reduce the property values in the impacted area, and reduce the tax base to the Town of Windham. In addition, it would reduce safety and cause significant inconvenience to residents in need of services in the impacted area. Finally, there's no good reason to remove it.

The following are the key reasons to maintain the traffic signal.

Businesses & Property Values

The traffic light in questions serves as the primary access to all the properties and businesses at the intersection and on Range Road. After the realignment of Route 111A the intersection will serve as the primary access to many of these properties, and the secondary access for others. It is well known that traffic lights increase access, which is good for businesses and property values, and removing traffic lights does the opposite.

Removing the light will materially hurt all of the businesses and reduce all of the property values served by the light. This is evidenced by the large number of property owners and businesses here this evening, and the large number of businesses that have sent you written statements urging you not to dramatically reduce access to, and therefore significantly damage their business.

Taxes

Reduced property values will reduce taxes to the town of Windham. For example, if ConvenientMD were to go out of business, or if other businesses on Range Road were to go out of business or struggle, the property owners would not be able to charge as much rent, and these devalued properties would be entitled to lower tax assessments from the Town. As one of the businesses impacted, I can assure you this would in fact happen. Many residents complain that only 8% of Windham's tax basis is from businesses. Removing the light would reduce that figure.

Maintaining the light would support existing businesses and provide for additional development at the intersection, most notably, the 29 acre parcel, allowing the tax base to continue to grow. This is why Windham's Economic Development Committee voted unanimously to recommend maintaining the light.

Safety

Removing the light would impact Traffic Safety. The intersection is very busy, and will continue to be busy after Route 111 is realigned. The curvature in the road, which was previously a "T" intersection, combined with the Searles Castle stone wall are unique elements that are only navigated safely with a traffic light. The existing traffic light also helps reduce travel speeds along Route 111, which will only increase with the removal of the traffic light. Residents attempting to access their homes or visit businesses at the intersection or on Range Road will continue to use the intersection and traffic accidents are more likely without the light.

Coordinated Signals

It is common practice to have multiple coordinated signals to provide access to developed business districts. The spacing of the existing and potential future traffic signal at Delahunty Drive are nearly ideal and more than sufficient to allow efficient coordination of through traffic along Route 111. The conduit to connect the existing signal at Range Road to future signal at the Delahunty intersection and the new Route 111 intersection is already in place. These coordinated signals can work well together and have a minimal impact on congestion.

Warrants Met

The DOT has confirmed that if left turns are allowed at the intersection after Route 111 is realigned, the current traffic signal will continue to be warranted. We urge the Town of Windham to allow left turns, as they provide the necessary access for businesses served by the intersection to continue to be successful.

No Additional Cost to Town

The existing light is already in place and I am not aware of why there would be additional cost to leave it in place. It is our understanding that based on the DOT's current assessment, if the Board of Selectman requests that left turns be allowed at the intersection, the warranted light would be the responsibility of the DOT, and not result in any additional cost to the town in future maintenance.

Removing the light will incur some cost to the DOT, as curbing will need to be modified and the existing light will need to be replaced with a pedestrian crossing signal. Our understanding is that the pedestrian crossing signal would need to be maintained by the Town and the liability of the Town. In the event the DOT did not agree to maintain the existing traffic signal, the costs of maintaining the existing traffic signal verses the alternative pedestrian signal would be virtually identical.

For all of these reasons it is clear that maintaining the light is in the best interest of all the businesses served by the existing signal, and in the best interest of the Town of Windham.

ConvenientMD Urgent Care

Although ConvenientMD is one of Windham's newest businesses, we believe we've quickly become an active and positive member of the Windham community, and are proud to have been awarded the 2013 Greater Salem Chamber of Commerce New Business Pillar Award for our community involvement and industry leadership. Our world-class medical team, which includes many Windham residents, works very hard to provide the highest quality of care, at an affordable cost.

We chose our current location specifically because we require safe and convenient signalized access for our patients. Our patients are most often pediatrics and the elderly, and are under stress due to their illness or injury. Removal of the traffic light would compromise our patient's ability to access our facility safely.

In addition, because of the high cost structure of employing some of the best urgent care professionals in the country, even a small reduction in patient volume would seriously threaten our ability to operate. We have made a significant investment in Windham, and request that be respected by the Town.

We appeal to the Board of Selectman to maintain the current traffic signal.

Thank you for your consideration,



Max Puyan
CEO, ConvenientMD Urgent Care



Gareth Dickens
President, ConvenientMD Urgent Care



Commercial Properties, Inc.

May 16, 2013

Phil Lochiatto, Chairman
Board of Selectman
PO Box 120
Windham, NH 03087-0120

RE: Traffic Light / Corner of Route 111 & 111A / Gateway to Windham New Hampshire

Dear Mr. Lochiatto:

I am writing you concerning the discussion of keeping or removing the traffic light at the intersection of Route 111, Indian Rock Road & Route 111 A, Range Road. Shea Commercial Properties, Inc., is marketing the property for the State of New Hampshire in the sale of the 28.36+- acres. Located at 55 Range Road, Route 111, Windham NH., the site is the former par three golf course, driving range and was acquired by the State of New Hampshire to enable the State to widen and perform road improvements to the Route 111 corridor.

This is one of the largest commercial parcel available, just off Route 93, exit 3, and will serve as a gateway into the Town of Windham and sure to become a major focal point.

Working within the Towns master plan, we have tried to find highest and best uses for the site, which will allow the Town to maximize the properties value and create a solid tax base with greater real estate tax revenues to the Town and also create/support a good upper end payroll job based economy.

This site has the potential of being a major medical center, health care provider, professional business office center, financial center, banking facility, along with accommodating services, restaurants, etc.

Current zoning also allows for manufacturing, wholesale distribution centers, printing or publishing shops, passenger depots, terminals, utility structures, telephone exchange building, radio stations, television stations, and towers.

We have had very good interest in the site for high end users, however, we have been informed that interested buyers need the traffic light to stay to insure convenient and easy access to Route 93 and Route 111.

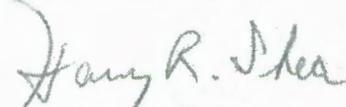
Removal of the traffic light will force traffic to turn right out of this site, proceed to a traffic light further east of the subject property, then make u-turns to get to Route 93 or Route 111 westbound, this will be counterproductive to developing this site to its maximum potential.

It is the opinion of the writer that removal of the traffic light will limit the potential buyers and uses for the site, diminish the value of the property, lowering the potential tax base. It may open it up to a different tenant mix, manufacturing, trucking, etc., and have a different look for an area of the Town of Windham that is considered gateway.

I am requesting that your board consider the aforementioned when discussing making a recommendation on the existence of the traffic light. Keeping the traffic light in place will allow this site to be developed in a manner most suitable for the Town of Windham.

Thank you for your consideration.

Best regards,


Harry R. Shea

Robert A. Young
115 Haverhill Road
Windham, NH 03087
603-714-0001



May 10, 2013

Mr. Phil Lochiatto
Chairman
Board of Selectmen
Town of Windham
3 North Lowell Road
Windham, NH 03087

Dear Chairman Lochiatto:

It is with regret that I give you my formal notice of resignation as a member of the Windham Economic Development Committee (WEDC). My last day of availability for Committee work is today.

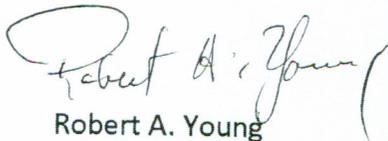
My wife and I have sold our Windham home and will be relocating to pursue an out of State opportunity. It has been an enlightening pleasure working with each and every member of the WEDC over the last five years.

Since becoming a Town Committee, your Board's member appointments have been excellent. This year's appointments continue that trend. Thank you.

Paul Gosselin is the Committee Vice Chairman and will assume the Chair responsibilities as required by the WEDC Rules until the annual election of officers at the July meeting.

Thank you for the opportunity to serve the Town Windham.

Best wishes,


Robert A. Young

Cc: David Sullivan