



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

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**Windham Economic Development Committee  
WEDC  
Meeting Minutes  
Friday, February 10, 2012**

**Present:** Chairman, Bob Young; Members: Dianne Connolly, Sally D'Angelo, Paul Gosselin, (Departure, 8:50), Al Letizio, Jr., Derrick McManus, Ralph Valentine, Sy Wrenn

**Staff Support:** Laura Scott, Community Development Director

**Late Arrival:** Beverly Donovan (7:36, Departure, 8:35), Phil LoChaitto (7:55)

**Excused:** Jay Yennaco

**Guests:** Jonathan Sycamore, Planning Board; Heath Partington, ZBA  
Meeting called to order at 7:31am.

**VOTED:** On motion made (Sally D'Angelo) and seconded (Al Letizio), Minutes from WEDC meeting of 1/13/12 were approved with one amendment. 7-0-1 (Abstaining, Derrick McManus)

Chairman Young began by expressing thanks to Al Letizio for the business open house he hosted on 2/14/12 to introduce interested community members to his planned business expansion.

**Design Review:** Sub-committee chairman Ralph Valentine briefly reviewed the four sub-committee meetings which have recently been held and then proceeded to review the subcommittee's proposed letter from the WEDC to the Planning Board as they consider the Design Review. Discussion ensued. Of note:

- All agreed that clarification of the process as reflected in the language sited in the proposed letter would greatly assist in the implementation and enforcement of any design regulations.
- Sally D'Angelo, Sy Wrenn and others commented on the subjectivity of regulating "aesthetics"; Phil LoChaitto noted that Windham does not have a defined "vernacular" of construction which challenges definitions of building that "fit" or do not "fit" in town. Both Mr. Sycamore and Mr. Partington commented on seeking a middle ground between prohibited and allowed buildings and underscored the need for flexibility.

**APPROVED**



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- Chairman Young reminded the group of the WEDC's Mission, suggesting that encouraging business includes the concept of not layering additional obstacles.
- All agreed with the tone and general content of the letter, especially the focus on use of language. Additional comments included an agreement on identifying the quoted section (1206.2.2.5) as the clear and singular example used by the sub-committee to validate its observations.
- Mr. Valentine will amend the letter and transmit it for inclusion in the Planning Board's documents.

**TRC:** Paul Gosselin noted that a change of use will proceed as anticipated.

**Board Updates:** Sy Wrenn noted that the Planning Board will be working on 2012 priorities which he will share with the WEDC. He also noted that the Planning Board will confirm a meeting date with the WEDC after town elections.

**Business Outreach:** Laura Scott reviewed an updated calendar of activities; she noted that business visitations had begun and confirmed that she would continue to report back on the information gathered during such visits. Some discussion ensued about the WEDC's participation in such visits with Mr. Valentine noting that visits with developers might be more in keeping with the WEDC's role. Ms Scott concluded with a reminder about the upcoming Business Expo to be held on 2/16.

Chairman Young adjourned the meeting at 9:08am.

**APPROVED**