

WEDC MEETING MINUTES
FRIDAY March 27, 2015
Approved

Present: Chair A. Letizio

Members: C. Roberts, P. Gosselin, L. Walker, M. Oldenburg, R. Valentine, B. Higgins

Alternate: J. Desilets

Excused: N. Lyons-Baker

Absent: B. Breton, E. Gallagher, D. Morris

CDD: Laura Scott

Meeting not being filmed by community TV.

Chair A. Letizio opened meeting at 4:08pm with Group Pledge of Allegiance
Introductions of all members by A. Letizio

Chair Letizio introduced Carl Dubay of the Dubay Group for presentation for the proposed Gateway Park Major Site Plan, located at 53 Range Road.

Mr. Dubay's presentation included the "live, work, Play" feel of Gateway Park. He discussed layout overall vision and major discussion was held on access & traffic. The approximate square footage is 280,000. Mr. Dubay did say that some variances would be needed. The area would consist mainly of office buildings with some retail and residential sprinkled into it.

Chair Letizio asked if the area was zoned to include hotels.

We had a couple of residents in the audience. Jay Yannaco who owns Delahunty Nursery and whose property abuts the land was present. He raised some concerns about traffic and access to Gateway off of 111. He also asked that before the WEDC supports to please consider how this project will affect other local business owners. A resident Mr. White was also present and raised some concerns about access and traffic.

Mr. Dubay did say he has reached out to Mr. Yannaco several times to discuss the situation.

P. Gosselin said that the Planning Board would most likely require traffic studies and would also look at access points. B. Higgins asked Mr. Dubay if there has already been tenant interest and the answer was yes there has been. Chair Letizio discussed and pointed out how access and 111 will be designed differently after the rte. 111/93 project is completed. Chair Letizio made suggestion to offer neighborhood presentation on the concept to residents who live nearby the district. J. Desilets expressed excitement about the opportunity. B. Higgins thought it would be a compliment to Market Square.

R. Valentine made motion to formally support the conceptual plan as presented today, and hopes that the Planning Board will be receptive to this great opportunity for Windham.

Motion seconded by C. Roberts 6-0-0 P. Gosselin abstained as he is on Planning Board

Motion to Adjourn P. Gosselin, seconded M. Oldenburg. Adjourned 5:09pm

