



OLD VALUES - NEW HORIZONS

WINDHAM ECONOMIC DEVELOPMENT COMMITTEE

3 North Lowell Rd, Windham NH 03087
(603) 432-3806 / Fax (603) 432-7362
www.WindhamNH.gov

WEDC Land Use Sub-Committee

Approved Meeting Minutes, March 9, 2017

PRESENT: Mike Oldenburg, Joel Desilets, Kristi St. Laurent, Karl Dubay, & Rex Norman

Call to order at the Windham Community Development meeting room at 8:15 AM.

Bruce Richardson, Member - excused absent.

Karl Dubay presented tax maps showing Town parcel 2-D-900 (21 Haverhill Road) and a portion of 20-D-800 (showing Route 111 location of Windham SAU), with wetlands and flood zone overlay. Karl described the location as having a strong commercial utility, with possible rezoning to allow retail development, perhaps multiple buildings i.e. high-end coffee shop. This high traffic area with favorable commuter directional appeal offers a highest and best use for commercial development and is underutilized as the school administration and bus parking area.

Committee was informed that Karl Dubay has offered to donate services to engineer this site for the WEDC. This would map wetlands, topography, quantifying developable acreage and give a visual to members to consider development options.

Joel suggested the Town request bids for this engineering work to offer area companies the opportunity to assist in the endeavor. The RFP must require a written proposal citing what standard they used in the survey. Joel made the motion to instruct Rex Norman to investigate potential costs for the survey data, focusing on frontage, wetlands, topography and usable area. Kristi St. Laurent seconded. Approved 3-0.

Joel recommended reviewing the possibility of Zone changes or creating an "Overlay district" for this subject area.

Approved minutes from 12-15-16 Land Use Subcommittee meeting.

Rex reported parcel 16-D-200 owner's discussion concerning re-zoning the Route 111 frontage portion of this 43.85 acre parcel. The new owner is exploring the mood of this committee to consider commercial uses at the frontage with traditional residential uses to the rear. Joel feels our primary focus should remain with the neighboring Market Street Overlay area. Kristi supports concept but recommends the concept come before the Planning Board. Rex reported parcel 9-A-500 owner made a similar request to test re-zoning this 43 acre parcel with commercial uses along Route 111. Rex indicated this

parcel had a similar request presented to voters some years ago and was denied. Joel requested more information on the prior request and the reaction from voters.

Joel to distribute to the committee the land Use spread sheet for evaluating the various parcels. The committee will review this at the next meeting.

NEXT STEPS: Community Development to price survey of SAU area & town-owned parcel on Route 111 and hopefully obtain donated services.

Meeting adjourned 9:10 AM