

WEDC MEETING MINUTES
FRIDAY March 13, 2015
Approved

Present: Chair A. Letizio

Members: C. Roberts, P. Gosselin, Noel Lyons-Baker, D. Morris, L. Walker, M. Oldenburg, R. Valentine, B. Higgins

Excused: E. Gallagher

Absent: B. Breton

CDD: Laura Scott

Meeting being filmed by community TV.

Chair A. Letizio opened meeting at 7:45am with Group Pledge of Allegiance
Introductions of all members by A. Letizio

Review of meeting minutes from 1/9/15 meeting. One change to change wording from A. Letizio made motion to A. Letizio requested motion. Motion to approve: P. Gosselin 2nd by C. Roberts. Review of minutes from 2/3/15 meeting. Motion to approve: L. Walker 2nd M. Oldenburg.

Subcommittee updates:

Communications:

C. Roberts led discussion in regards to last meeting held in February. Discussed first communication sent to public, introduction of WEDC's purpose and the Strategic Plan highlights. C. Roberts also discussed second communication which is an introduction of WEDC members based on questions which were distributed. Ralph & Paul suggested breaking article up into 2 communications, one would be too lengthy also PB and Selectmen are reappointing Liaisons in the coming weeks. It was also agreed upon by the members that Biweekly communications are appropriate. Al asked about a list of topics, Charlie suggested we move on to pertinent information after the 2 communications introducing members and this was agreed upon. We also discussed a quarterly article in Windham Magazine which we will discuss at the upcoming communications meeting. Al explained that when he was chairing communications they would send to all of the various publications. Charlie mentioned that Laura does distribute to the various local media. Charlie mentioned a longer term project of creating a power point to be used to do presentations to various groups in town. Al mentioned that there is one already created, Charlie said he would reach out to Laura and be sure to obtain a copy to use as our base and edit using Trent and Steve's of 36 Creative's expertise. It was also mentioned that we should use Market Square as a topic for communication and also the various subcommittee's and their roles.

Market Square

Al Letizio led discussion about an ordinance which will be coming to the PB with key element being to create an “overlay district”. Paul mentioned that without the “overlay district” it leaves the property as PBT. This involves 5 parcels and roughly 50 acres. Al stated that this will minimize the potential for multiple sites being built with different designs and that it is an attempt to enhance and encourage development to enhance property value. Al also stated it will also address the vast majority of the PB’s concerns. R. Valentine agreed and said it is a “cohesive theme that ties the property together and forces concept of description to occur and takes away the opportunity to build separate construction. It allows one parcel owner to construct as one cohesive development. Overlay is different than changing zoning, it would still be PBT. B. Higgins mentioned 5 areas of focus: 1) Natural Resources 2) stay away from big box retail 3) adhering to public desires 4) protect property owners 5) desirable walkable downtown area. P. Gosselin mentioned to stay away from the term “big box” as it can be construed in differently, he gave the Whole Foods example. Al mentioned that the goal is to get unanimous support from PB. R. Valentine mentioned that we should get this done early and asked if committee is reaching out to land owners. Al mentioned that there has been communication with them and land owners are in support and there have been no objectives that we are aware of at this time. P. Gosselin mentioned that there would be public workshops after the meeting with the PB possibly 2 to 3. Al also mentioned that he met w/ state about salt shed and the discussions were successful. B. Higgins mentioned the idea of working with the PB to get this done so we can promote 6 months in advance of any vote on a Warrant Article. The presentation is on the agenda for 4/29/15 and asked that as many members of WEDC be there in support.

Infrastructure

R. Valentine led discussion. First meeting 3/17/15. The goal to get a better understanding of the Kinder Morgan Pipeline project. Al mentioned there is a meeting scheduled for 3/30/15. Kinder Morgan is not going to be able to attend, on 3/23/15 the Selectmen will be deciding whether to reschedule to another date which he will support.

Land Use:

M. Oldenburg led discussion. They had meeting last month and are doing inventory on all undeveloped land in town, doing a catalog of all recommendations and what’s been accomplished. R. Valentine mentioned 111/128 intersection that should be rezoned as well as the stretch of land on 111 from Lowell Road to the High school. This was agreed and will be in inventory.

Liaison Reports

Planning Board:

P. Gosselin let discussion. Election cycle has been the focus. Ongoing work on the Master Plan being done and scheduling Master Plan items. He said there is merit to having the WEDC heavily involved, time to put items on the agenda is now.

Board of Selectmen: A. Letizio gave update – Finalizing budget for meeting in March. Al also discussed potentially moving the Social Media topic to the forefront for the Selectmen.

Planning Board:

P. Gosselin gave update. The board is working on regulations for housing for elderly. Also organizing 2015 plan of what things they will be focusing on and are of most importance.

TRC

N. Lyons-Baker led discussion, discussed a Funeral Home proposal which is across from Delahunt and near St. Matthew's church on 111. On corner of Lamson/111. Noel said it seems like a perfect location for this and would be in support.

REDC/CEDS

R. Valentine – No update

Salem Chamber update.

D. Morris led discussion. Upcoming events at Castleton on 4/21/15 which is focused on the impact of energy Senator J. Bradley will be special guest. Many guests will be there to speak on the impact of energy, Kinder Morgan is one of the sponsors of the event. Also an event at Atkinson Country Club and Resort. Featuring a "Washington Update" by Senator K. Ayotte.

CDD update

L. Scott not present to give update.

Chair Al Letizio thanked cable TV and Deputy Sheriff B. Martin for unlocking building this morning for us.

Motion to Adjourn R. Valentine 2nd M. Oldenburg
Adjourned at 9:04am

