



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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WEDC Market Square Subcommittee

Approved Meeting Minutes

Thursday April 30th @ 8am

Community Development Department

WEDC Subcommittee Members in Attendance:

Al Letizio, (Chair) Mike Oldenburg, Joel Desilets, Bob Higgins, Kristi St. Laurent (8:20am arrived), Paul Gosselin, Noel Lyons-Baker (8:10am arrived)

Meeting called to order by Al L. at 8am

Meeting minutes of 3/12/15 approved with amendment 5-0.

Al reviewed the plan that SFC Engineering had developed and was provided to the committee. The historical use of the land that NHDOT has acquired was reviewed and what they plan to do with the land. The Eversource access was highlighted and pointed out that it was not the access for this area, only their use.

Al will continue to work with Pete Stamnas from NHDOT to acquire the engineering plans for the park and ride that was originally to locate in this area and give it to SFC to add to their data. The access point was shown on the plan.

There were questions about WWPD allowed uses and if hotels were allowed in draft ordinance. There was discussion about extending the proposed district to other parcels across Wall Street. The Committee wants to keep area focused and if in the future the district is to be expanded it can be looked at.

The Committee decided to create the Zone using a map with an area defined, like Gateway, instead of listing the 5 parcels. This will allow the NHDOT land that is currently part of the I-93 ROW to be included in the District if and when it is sold as surplus land.

In reviewing the draft Ordinance, it was discussed why it is better to list the uses allowed rather than the uses we don't want. Consistency with other Zoning District formatting and the ability to seek relief for a use not listed as allowed rather than not being able to stop a use not listed as prohibited were the two biggest reasons.

Bob wants to make sure that we are not being too restrictive and limiting developers. 2005 Master Plan has great goals but none of the objectives have been met. Doesn't want to be here 10 years in the same position.

Al pointed out that it takes time and the 2 committees (land use and market square) on this.

Bob wondered if rezoning was worth the time and effort if there is other competition and market forces at play. Kristi felt that rezoning is a positive message to send to the development community that the Town is supportive. Joel agreed that marketing is important, which was emphasized in the CURP report.

A motion was made by Joel and 2nd by Kristi to create a map showing the Market Square area vs listing parcels. 7-0 in support. Laura will rewrite Purpose section to include location and add the 50 acre minimum as well.

Paul wanted to know if we wanted to not allow drive-thru's as currently written. Bob would like to allow them, as would Paul. Joel and Al do not support allowing them. Consensus of the group was to not allow them to create a walkable area and leave the language as is.

Paul asked about the provision for bike lanes since they would not connect to anything. Laura reminded the Committee that the Rt 111 corridor study has bike lanes and the Town has submitted a funding request to the State for the engineering for the implementation of this study. Kristi mentioned that with the residential component the bike lanes are a good idea. Consensus of the Committee was to leave the language as is.

Kristi asked about the purpose section and if there should be more focus on the economic impact. Bob had some language from the 2005 Master Plan that could be added in. Paul asked about the regional impact. Joel felt it should be consistent in scope and writing as other Purpose sections in the zoning ordinance and does not want to see the language changed. Paul wants to focus on the uses and not about subjective language.

Motion by Paul and 2nd by Mike to edit the purpose section to remove the "that enhance the quality of community life in the town". 3-4 vote.

Joel asked about the residential component (Section 620.2.10) and if it should be on only 10% buildable area. The Committee felt that it should be limited in area so that the focus is on commercial development.

There was also discussion about whether it should be only be restricted to 55+. There was a lot of discussion about adding in the language in the Village Center District about housing, adding in Workforce Housing as an allowed use, leaving it as is or allowing all types of housing. A motion was made by Kristy and 2nd by Paul to change Section 620.2.10 to the language in the Village Center District and remove the words "of any parcel".

There was an amendment made by Joel and 2nd by Noel to allow an average of 2 bedrooms instead of saying up to 2 bedrooms to allow greater flexibility. Kristi and Paul did not support this amendment and provided their rational as to why. The amendment was withdrawn.

Vote 7-0 by committee to amend Section 620.2.10.

Joel made a motion to remove the words buildable from this section. There was no 2nd to the motion.

Laura said she would review the draft ordinance and send it out to the committee. This can be discussed at the 5/8 WEDC mtg and then at the Planning Board 5/13 workshop.

Motion made by Bob and seconded by Mike to Adjourn. 7-0 Adjournment at 9:50am

Submitted By Laura Scott