



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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WEDC Market Square Subcommittee

Approved Meeting Minutes

Wednesday June 24th @ 8am

Community Development Department

WEDC Subcommittee Members in Attendance:

Al Letizio, (Chair) Mike Oldenburg, Bob Higgins, Kristi St. Laurent

Meeting called to order by Al L. at 8:15am

Subcommittee wanted to hold off on approving the 6/17/15 minutes until another time.

Al reviewed the new information gathered since the June 17th meeting:

- Cost of community services for 2 bedroom condos, per the question by the Planning Board, provided by the Town Administrator
- Value information provided by Rex Norman
- Traffic information from NHDOT on RT 111 design capacity
- Traffic information from Lynnfield

Mike will see if there is more specific employment information from Lynnfield available.

Bob attended the site walk on June 20th and provided information on that.

There was discussion about the July 8th Planning Board meeting on how to frame the discussion and to remind the Board and public that this is a proposal to amend the Zoning Ordinance, not to develop the property. There is no development being proposed. The Planning Board and public are being presented with a zoning change, not a site plan application.

Reminder that discussion of Lynnfield is an example only and not what is being proposed. Market Square Overlay zoning is different than Lynnfield and topography is different, both of which will dictate a different type of development.

There was discussion that the Overlay District is to encourage a lifestyle center where you would drive there but then park the car and walk throughout the project.

There was discussion about buildable area and making clear that the figures used are accurate. Review of SFC Engineering draft plan and that there are some uses allowed in WWPD so the figures presented are conservative.

Section 620.3.10 will be revised to allow for a larger footprint if a Special Permit by the Planning Board is granted, if certain criteria are met, which the Planning Board will need to define. Laura will revise the draft Ordinance.

Kristi will review the Ordinance comparison chart to see if it makes sense.

Laura will put together a packet and provide it to the subcommittee for review and comment so that if there are any amendments to be made, that can be done prior to the 7/1 distribution to the Planning Board.

Motion made by Bob and seconded by Mike to Adjourn. 4-0 Adjournment at 9:20am

Submitted By Laura Scott