

Approved EDC Market Square Sub-Committee

Meeting Minutes: November 26, 2014 as scribed by Bob Higgins

Attendees: Al Letizio (chair), Mike Oldenburg, Paul Gosselin, Joel Desilets, Noel Lyons-Baker, Bob Higgins, Laura Scott

Prior meeting Minutes: Prior discussion of Market Square district was held as part of the Land Use sub-committee. Therefore the minutes from that meeting will be reviewed and approved by that sub-committee.

The objective of this meeting is to review and formulate responses to questions posed to the EDC from the 11/12/14 Planning Board Meeting.

1. Discussed and approved updates to the comparison chart of PBT, Market Square District (MSD) & Village Center District (VCD).
2. Planning Board had requested comparison information re zoning ordinances and maps of Lynnfield Market Place and Mashpee Commons. Laura Scott had sent an email to members of Planning Board with links to this information.
3. The committee confirmed that there is a point of access to proposed Market Square District off of route 111. It is for shared access per DOT.
4. Traffic: Committee reiterated that it is premature for any traffic study of Market Place District until further along in the process as too many variables exist today. Al quoted from a 2006 study that average daily traffic is 23,500 vehicles of which 5% are trucks. The study projected an increase to 32,700 by 2025.
5. Discussion and approved changes to Section 620 Market Square District document. Agreed to accept changes documented by Laura Scott as an attachment in her email dated November 20, 2014 but with one update. The word "pedestrian" to be replaced with "public" in paragraph 620.3.8

Discussion then shifted to Laura Scott's email to the committee dated November 25, 2014. The memo was a response to her viewing a recorded session of the EDC meeting on 11/14/14 as she was unable to attend. Below reflect her notes which were reviewed and approved by the committee:

1. There are no setback requirements for buildings from property lines except 20' from Route 111.
2. The lots do not need to be merged for the Market Square concept to work.
3. Playgrounds and other accessory structures are allowed because they are accessory to the main use and can be considered site amenities.
4. Farmers Markets and other temporary in nature uses (concerts, festivals, etc.) are allowed.
 - a. Laura's suggested language change to section 620.2.15 of the Section 620 Market District was reviewed and approved by the committee.

The committee agreed to continue the Market Square study and share our findings with EDC, Planning Board and Board of Selectmen with the intent of advancing the objectives of Windham's citizens as documented in the Master Plan.