



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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**WEDC Land Use Subcommittee
Approved Meeting Minutes
Friday April 18th 7:30am
Community Development Department**

Subcommittee Members In Attendance: Al Letizio, Paul Gosselin, Joel Desilets, Bev Donovan (speaker phone)

Staff: Laura Scott, Community Development Director

Discussion about what Subcommittee role is and what we should be working on. Decided to look at areas of Town/large parcels that are not developed, figure out why they are not developed and come up with recommendations as to how to move those parcel to a more tax positive use (i.e. development).

Started at western area of Town and looked at parcels at Rt 111/128 intersection and Clark Farm North. Looked at Tax map, allowed uses and online GIS. Subcommittee felt that Zoning was the biggest impediment to development/redevelopment of this area due to it being zoned Neighborhood Business and/or Rural and what uses are allowed in those Districts.

It is not clear what this area should be zoned. Gateway and PBT were mentioned it was determined that those were not a good fit for the area. Commercial A would be a better fit due to the high volume of traffic in the area but that need to be looked at further. Al mentioned creating a new District that would be a perfect for this area instead of trying to use an existing zoning district.

Paul mentioned that the Planning Board looked at a few of these parcels this past Town Meeting season but that there was neighborhood/abutter opposition and the Planning Board did not move forward with any changes.

Laura explained that there was a Zoning amendments for Clark Farm North in 2009 but that there was a protect petition and the zoning change did not happen.

There is concern that there will never be neighborhood/abutter support for changes in this area so that should not stop the conversation. Joel felt that we should think outside of the box and reach out to neighborhood/abutters in this area. Al felt that a future subcommittee meeting might be a good opportunity to do this.

Commercial B was discussed and it was explained that this was for a very small portion of Town (Castleton) and there had been attempts made in the past to remove this District but that those discussions did not move forward to Town vote.

Next area to look at was Ledge Road/Rt 111 area. The various properties were discussed and it was decided that the lack of development/redevelopment of the parcels was not due to zoning or development constraints that could be mitigated but more owner choice and litigation (Meadowcroft). This area of town could be revisited to work with specific owners to gather more information at a later time if warranted.

Next area of town looked at was the land at Rt 111/London Bridge Road intersection and the land along Rt 111, from that intersection, to the corner of Lowell Road (i.e. old Police Station/Pre-school, Town land and SAU/Center School). The land at the Rt 111/London Bridge road on the west side is Neighborhood Business and on the east side is Rural all the way to the Lowell Road intersection. There was discussion of the Town and SAU working together to master plan this area for non-residential development. This would include rezoning and reconfiguring the SAU building and Center School parcel. There are wetlands in this area so those would need to be taken into consideration.

Laura mentioned applying for a PlanNH Charrette for this area to get outside expertise – architects, engineers, planners, commercial developers, etc. – to help with this master planning. She has contacted the organization and made them aware that there could be interest from Windham for a Fall Charrette.

The subcommittee needs to look at this area further and then reach out to the SAU/School Board.

Next Meeting – May 8th 7:30am

Motion to Adjourn made by Paul and was seconded by Al, 4-0. 8:25am

Submitted by Laura Scott