COMMUNITY DEVELOPMENT
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Windham Economic Development Committee (WEDC) Minutes
Friday 5th June 2026
Community Development Department

Call to order 7:34 am by Dale Valvo (Chair)
Present: Dale Valvo (Chair), Matthew Swoboda, Gary Garfield, Shariq Yousfi (Alt), Whitney Taylor, Heath Partington (SB), Paul Brozo, Payal Ballaya (Planning Board Liaison), Bill Urbon (Alt), Simon Senior
Excused: Mitch Jacoby, Mike Oldenburg (Alt)
Absent: Jeff Murphy (Southern New Hampshire Chamber of Commerce, SNHCoC)
Appointment of Alternates: Bill Urbon for Mitch Jacoby

Also Present: Cheryl Haas (Parks and Recreation Director), Alex Mello (Community Development Director), Jennifer Simmons (America 250)

Introduction of new member: Bill Urbon, new Alternate member, who has a finance and business development background.

Review of minutes from May 8th, 2026: Motion to approve with postscript clarifying postponed Library event, proposed by Whitney Taylor, seconded by Simon Senior, carried 9-0-0.

Economic Development Update – Alex Mello: 16 Rockingham Rd autobody repair and additional rental units are now occupied. The foundation is in work for the restaurant at 1 Indian Rock Road. All the contractor's bays at 135 Rockingham Rd are leased. The 1 Sharma Way Convenient MD building exterior is complete, and the Starbucks project on Enterprise drive has Planning Board approval.

Projects in the planning phase include a Sports Complex at 140 Rockingham Rd Sports which received initial feedback from the Planning Board. The Windham Woods School Sports Dome project on Delahunty Road is still with the ZBA, with further public meetings planned. A Planning Board public hearing is scheduled for the proposed self-storage and contractor's bays at 14 Ledge Road, and the Dubay Group will present the latest plans with variances required for Gateway Park.

Dale Valvo noted that Sprouts is looking to expand into the Northeast, and Mitch Jacoby has provided them with information about the Town.

Finally, Alex Mello noted that the Arena Square multi-family housing plan for the Gateway District petition to NH state Housing Appeals Board resulted in it being referred back to the Town ZBA.

Liaison Reports:

- **Select Board – Heath Partington:** Nashua Road Field well fracking was approved, as was parking lot paving at Rogers Field. Town Procedures are being reviewed with Michael Bramley, Town Administrator. Drought conditions were reviewed and watering restrictions were approved.

- **SNHPC – Jeff Murphy:** N/A

- **Planning Board – Payal Ballaya:** CIP and Design Review Committee appointments have been made. They are working on restructuring impact fees, and CIP methodology. A Growth Management Ordinance is also being discussed that will take a more comprehensive approach looking at more parameters than just school capacity. Payal Ballaya is tasked with preparing a threshold analysis for Town to determine what parameters would drive GMO decisions. This is still aimed at residential only, not commercial. The Planning Board will get a presentation by Nate Miller, Southern NH Planning Commission (SNHPC) on June 10th on the role of SNHPC and the services provided, and Impact Fees.

Subcommittee Reports:

- **Infrastructure – Gary Garfield:** The NHDOT Rt 111 study report PAC comment period is now closed, and they are working on finalizing it. The water contamination lawsuit against the Town shows no movement.

  In response to question from Dale Valvo, Gary Garfield noted that the NHDES water line option presentation has dead-ended due to lack of interest within the Town, which has installed at least 40 point-of-entry water treatment systems and has received reimbursement. Grant money is available, but the Town is unwilling to match. Heath Partington concurred the SB has had no interest in pursuing a water line; he personally is in favor of studying water but believes should look across the Town at quantity issues rather than start with a Rt 111 water line extension as a solution; however, there is little interest in discussing this. Gary Garfield believes the emphasis on keeping immediate taxpayer impacts down drives the approaches in cases like these, instead of long-term thinking, and believes that a water line would lead to additional spur connections. Payal Ballaya believes we should be studying water table levels and noted that grants are available.

  Promote Windham – Paul Brozo: The **s**econd Speaker Event was postponed from June 1st to June 24th 6-8pm, focusing on business growth and development, with a business consultant and a CPA speaking.

  The July business appreciation event advertising has started and attracted some interest already. They are looking to have flags available for participating businesses. Jennifer Simmons recommended going face to face into businesses. Paul Brozo and Shariq Yousfi are working on Windy Indy and Greet Windham advertising. Alex Mello noted that he has budget that can cover advertising. Jennifer Simmons had suggestions for first advertising to get business interest and then public awareness. She also had ideas for flags and other publicity to get the project ready by start of July. The WEDC is maintaining a list of interested businesses. Dale Valvo voiced appreciation for work the Subcommittee is doing.

- **Land Use – Mitch Jacoby:** N/A *(see comment above re Sprouts)*

Other Old/New Business: Dale Valvo noted that Canobie Lake is low for this time of year. A lot of water is used by Salem in the summer *(which also feeds the pipeline available to parts of Windham)*.

8:24 am Motion to adjourn proposed by Gary Garfeld, seconded by Payal Ballaya, passed unanimously.