



COMMUNITY DEVELOPMENT
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Windham Economic Development Committee (WEDC) Minutes
Friday 10th July 2026
Community Development Department

Call to order 7:33am by Dale Valvo (Chair)

Present: Dale Valvo (Chair), Matthew Swoboda, Gary Garfield, Whitney Taylor, Paul Brozo, Bill Urbon (Alt), Simon Senior, Mike Oldenburg (Alt)

Excused: Jeff Murphy (Southern New Hampshire Chamber of Commerce, SNHCoC); Payal Ballaya (Planning Board Liaison),

Absent: Heath Partington (SB), Mitch Jacoby

Appointment of Alternates:

Also Present: Alex Mello, Director of Community Development Department

Review of minutes from June 5th, 2026: Deferred to next meeting

WEDC membership: Bill Urbon will step up to be a Full Member to replace Shariq Yousfi who had to step down. This will leave us one Alt Member short; anybody interested should contact Michael Branley.

Economic Development Update – Alex Mello:

Convenient MD's new building Certificate of Occupancy has been granted. The medical building at 7 Indian Rock Road is progressing well, and the restaurant building at 1 Indian Rock Road has a foundation poured. The 11 Indian Rock Road Building C (commercial plus two residential floors above) is also going up.

The ZBA heard a new Gateway Park master plan needing variances for multiple homes in rear and also impervious area. The Windham Woods Sports Dome ZBA hearing on July 1st is being continued to Aug 25th.

The Planning Board 14 Ledge Rd (self-storage and contractor bays) hearing is continuing to July 15th, with ongoing environmental concerns; blasting has been a problem in past although the effects are now cleaned up and no blasting is being proposed as part of the new plan.

Coming up soon is a conceptual plan for 2 & 10 Salem Road, 32 Range, and 8 Maple Street, for a contractor bay building. Two of the lots involved are currently NHDOT owned.

At 20 Rockingham Road a rehab is being proposed, into five separate tenant spaces, requiring minor site plan approval.

Ref the Nick Arena-owned lots in the Gateway Commercial District, the NH Housing Appeals Board referred his appeal back to the ZBA. The latest State bills in process regarding multi-family residential add to the fluidity of this situation.

The Starbucks development on Enterprise Drive is having to amend their site plan for the entrance reconfiguration and there are some land ownership issues to be untangled.

Liaison Reports:

- **Select Board – Heath Partington:** N/A
- **SNHPC – Jeff Murphy:** N/A
- **Planning Board – Payal Ballaya:** N/A

Subcommittee Reports:

- **Infrastructure – Gary Garfield:** Rt 111 Corridor Study final PAC Meeting is coming July 30th to discuss the finalized report.
- **Promote Windham – Paul Brozo:** Dale Valvo and Paul Brozo both thanked Shariq Yousfi for his efforts on the Subcommittee, and Bill Urbon volunteered to join. The Speaker series 2nd installment on June 24th was postponed due to low attendance despite stepped up promotion; the Town Fireworks the same evening may have been a factor. The 3rd installment is scheduled for Sept 22nd. Paul Brozo is thinking about other formats aimed at attracting different audiences.

Twelve America 250 Business Signs have been delivered so far, and more are available. Businesses have various approaches to what they are offering. The Subcommittee is thinking of continuing the promotion into August, and advertising participating businesses in the Windy Indy. They are also still able to enlist new businesses. Cheryl Haas will be approached for email addresses of businesses that participated in Harvest Fest last year, with a view to providing them with appreciation signs. Matthew Swoboda will send Rt 111 Corridor Study 2025 Business Outreach email addresses to Paul Brozo.

- **Land Use – Mitch Jacoby:** N/A

Other Old/New Business: None

8:14 am Motion to adjourn proposed by Gary Garfield, seconded by Simon Senior, passed unanimously.