

Minutes of
Windham Historic District Commission
Special Meeting, May 2, 2012

Commissioners and Alternates Present: Alice Burns-Decelles, David Dupuis, Cheryl LeBeau, William McMunn (chair), David Masopust, David Johnson, Charles Thorpe

Others Present: James Finger, Andrew Gibson, Ed St. Germain, Mark Rabon, Nancy Thorpe

The meeting was moved from the Windham Center School to the Windham Center Congregational Church because the night janitor was injured in a fall at home, making the school unavailable.

The meeting was called to order by William McMunn at 7:34 p.m.

Ed St. Germain presented his ideas for commercial use of Property 74, the Windham Inn, and Property 76, the former McKelvey house, inviting Commissioners to comment and make alternative suggestions. His concept might include a coffee shop or restaurant on the ground floor of the Windham Inn, residential apartments on the upper floors, and possibly commercial offices or more apartments in the addition at the back of the brick Inn building. Considerable rehabilitation work will be needed, particularly to the crumpling brick east wall, but also to the interior supporting structure, partitions, heating, plumbing, and electrical wiring. The relatively large undeveloped area at the back of Property 76 could be used for parking for residents and patrons of the Inn, as well as Post Office patrons during the week and church attendees on Sundays. The small Post Office property, Property 75, might be a possible addition when and if it becomes available. A community meeting building in the style of a traditional New England barn could be built at the back of Property 76 and used for auctions and other community events. Parking lot traffic could be routed around the house on Property 76 using the wide space between the house and the adjacent Property 77 for improved egress onto Scotland Road.

A general discussion followed, with comments and suggestions by all present.

A joint meeting of the Historic District Commissioners with the Planning and Zoning Commission will be scheduled for May 10th to discuss these ideas and learn what zoning procedures and requirements would be involved in enabling Mr. St. Germain's plan.

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

William McMunn