

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, NOVEMBER 16, 2009

CALL TO ORDER: 9:00am by Joyce Stille

PLACE: Columbia Town Hall Meeting Room

ROLL CALL: Joyce Stille (Administrative Officer - Town of Bolton); Eric M. Trott (Planner – Town of Coventry); Terri-Ann Hahn (LADA, Land Planners); Leigh Ann Hutchinson (PZC – Town of Andover); Carol Polsky (EDC – Town of Coventry; John Pagini (Town Planner – Town of Bolton); Elaine Buchardt (Selectman/EDC – Town of Andover); Jonathan Luiz (Town Administrator – Town of Columbia); Carmen Vance (citizen – Town of Columbia); Michael Galante (FP Clark Associates); Lia Huang (CRCOG); Chris Korbel (LADA)

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES:

A motion was made by Hutchinson and seconded by Trott to adopt the minutes of the October 26, 2009 and November 2, 2009 meetings as presented. The motion passed unanimously.

CRCOG TRANSPORTATION STUDY:

Lia Huang from CRCOG reported that Chough Harbor Associates have been selected as the consultants for the RTE 6 transportation study. Negotiations are proceeding with the consultant. They are anticipated to meet with the Council soon.

DISCUSSION ON STEAP GRANT WITH CONSULTANT

It was agreed that the consultant will be providing preliminary recommendations based upon current data collection as well as corridor maps and relate the discussion to the 5 project goals.

Phase 1 recommendations/accomplishments include the revisioning and branding/naming of the corridor and development of the website.

It was agreed that gateway signage or other cues to identify the member Towns and advertise the corridor is desirable. Funding of such projects needs to be determined.

Ultimately the master plan of the corridor is the final product that will be utilized on an ongoing basis by the member Towns.

The scenic view map prepared by the consultant was reviewed by the Council. Ideas including Transfer of Development Rights were discussed at length. Andover historic center is a cultural/scenic focal point.

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The consultant and Council reviewed a potential property development map in draft form for each member Town and provided comments on the parcels initially identified.

BOLTON:

The quarry at the gateway to the corridor has been a controversial property over time and should be removed from consideration at this time.

Howard Road has a potential to be connected to RTES 6/44.

There is a potential for developing fire ponds for fire suppression in the corridor and should be explored further.

The existing commercial properties in each town should be identified on the map.

The ROW across from Stony Road may play a role for access or parking at some point. Property ownership must be determined.

COVENTRY:

The south side of RTE 6 has significant topographic constraints and the Hop River Trail is upgradient of the road.

The former Holistic Center site is the target parcel for Coventry. Two separate schemes of development were provided. The infrastructure requirements are extremely costly, due to the need to cross the Hop River and address the topography with road construction and site development.

It was agreed that the underlying environmental information should be provided on the map to better understand the physical constraints in the corridor. Also, it is important to demonstrate the potential for both development and preservation opportunities on the map.

ANDOVER:

The 'Network' building and site has a unique opportunity for possible additional development as well as adjacent parcels as well.

There are two parcels near Hendee Road and the landscape business that have development potential that can be explored.

The Post Farm should be carefully considered due the existing agricultural and forest management activities as well as the potential for some development on site.

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Traffic calming treatments as well as 'inner gateway' treatments are appropriate for the Shoddy Mill Road and Hebron Road area. Infill development is also a potential in the location. The property ownership of parcels on the south side of the Hop River Trail must be determined.

Development may be feasible near the Bunker Hill Road area on a couple of parcels.

A farm easterly of the Bunker Hill Road intersection has significant preservation features.

There is additional development potential near the RTE 87 intersection on a couple of large parcels. A zone change to a business zone approval was recently given on one parcel.

Development potential also exists near the Parker Bridge Road intersection.

COLUMBIA:

Several parcels exist with development potential near the Woodward Road intersection.

There are several commercially zoned parcels across the street from the Town Garage that contain residences and other constraints to development and should be examined carefully.

There may be some development potential near the Hop River Road intersection near the auto repair business. A nearby farm has a number of unique buildings that may have adaptive re-use potential.

The south side of RTE 6 past Strickland Road is mostly developed as residential.

A vacant parcel exists at the intersection with Roses Bridge Road that may have development potential. The nearby church may have ownership of this parcel. A gateway component may be appropriate at this location.

Infill development seems appropriate at the plaza near the intersection of RTES 6/66. It was noted that there are parcels that are offered currently for sale. Significant gateway potential exists at this location.

Some topographic issues exist as the route extends to Windham but there are several developable parcels that have been identified. On the north side there appears to be floodplain and the south side there are topographic issues.

At the Windham town line there are existing commercial businesses.

Ongoing discussion needs to occur to identify specific corridor nodes that are suitable for appropriate development through careful planning efforts. Nodes that can be readily agreed upon are the following: Bolton 384 intersection, Andover center, RTES 6/66.

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The community workshop flyer was agreed upon by the council. Public outreach will occur to obtain a good turnout of interested parties.

NEXT MEETING DATE/AGENDA: The next meeting is scheduled for November 30, 2009 at 9:00am in the Columbia Town Hall.

ADJOURNMENT: The meeting was adjourned at 11:00am.

Respectfully Submitted,

Eric M. Trott

Secretary