

Route 6 Economic Development Council  
Minutes of March 1, 2010

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, MARCH 1, 2010

CALL TO ORDER: 9:10 am by Joyce Stille

PLACE: Columbia Town Hall Meeting Room, Columbia, CT

ROLL CALL:

Joyce Stille (Administrative Officer - Town of Bolton); Leigh Ann Hutchinson (PZC – Town of Andover); Carol Polsky (EDC – Town of Coventry); John Pagini (Director of Community Development – Town of Bolton); Elaine Buchardt (Selectman/EDC – Town of Andover); Robert Burbank (1<sup>st</sup> Selectman – Town of Andover); Carmen Vance (citizen – Town of Columbia); Jana Butts (Town Planner, Town of Columbia / WINCOG; Lia Huang (CRCOG); Vera Englert (PZC / EDC Town of Columbia); Terri-Ann Hahn (LADA, Land Planners); Mark Waterhouse, Garnet Consulting

AUDIENCE OF CITIZENS: No Comment.

ELECTION OF OFFICERS:

Bob Burbank made a motion to nominate Joyce Stille to be Chairman. There were no further nominations. The motion was approved unanimously.

Bob Burbank made a motion to nominate Carmen Vance to be Vice-Chairman. There were no further nominations. The motion was approved unanimously.

Bob Burbank made a motion to nominate Eric Trott to be Secretary Treasurer. There were no further nominations. The motion was approved unanimously.

ADOPTION OF MINUTES: Minutes of February 8, 2010

Two corrections were made to the minutes: the addition of Jana Butts as present at the meeting, and the correction of the spelling of Neil McKeever's name.

A motion was made by Carmen Vance, seconded by Carol Polsky, to approve the minutes as corrected. The motion was approved unanimously

CRCOG CORRIDOR STUDY:

Lia Huang from CRCOG reported that a discrepancy in the proposal by Clough Harbor Associates is expected to be resolved within the week.

#### GENERAL DISCUSSION OF ROUTE 6 PROJECT

Terri Hahn reported that the agenda and minutes are posted on the Route 6 website

She provided the members with a handout of the existing street intersections.

She noted that the Council is in the middle of a conversation concerning the character maps reflected in the preliminary Corridor Map and the Smart Growth Principles.

#### FINAL ECONOMIC DEVELOPMENT REPORT

Mark Waterhouse reported that he had handed out a draft report at the last meeting, and that it is still in draft form and still under review. Mark will e-mail a digital copy to members soon.

#### SMART GROWTH PRINCIPLES

Terri Hahn reviewed the 5 draft project goals and the 16 Smart Growth Principles, explaining that principles 1-8 are derived from the DECD based on statutory principles; principles 9-15 are from national sources; and the final principle is tailored to the Route 6 Corridor.

#### POTENTIAL FOR WATER AND SEWER EXTENSIONS

The Committee briefly discussed the potential that water and sewer service could be extended from either Bolton or Columbia or both. Joyce Stille noted that a Bolton extension is highly unlikely given the fact that OPM and DEP restricted capacity to the Bolton Lakes Sewer, and getting the existing capacity was a very difficult task given conflicting State Plan of Conservation and Development designations for this area. Terri Hahn noted that the consultants assumed a Package Treatment Plant to serve the Bolton development node. Concerns were expressed concerning cost-effectiveness of such solutions. John Pagini asked about the potential of extension of the Willimantic Sewer, and was advised that the potential is there, although there are no immediate plans. Mr. Pagini suggested that given that potential, any detailed site plans should reflect two different scenarios – one with sewers and one without. Sewers can create far more development potential than septic in this area. Carmen Vance asked about in-fill development, and clarification was given.

#### GREEN BUILDING DESIGN

Carmen Vance asked about the reference to Green Building Design. Terri Hahn stated that it is far more than an architectural standard (utilization of solar panels, heat pumps,

and extends to, and is not limited to, specialized storm water treatment systems employing LID principles and technology. John Pagini and Mark Waterhouse informed the Council of a workshop on Green Building sponsored by the Community Builders Institute scheduled for May 13, 2010 in Berlin, and another on Planning for Land Use on October 18, 2010.

A slight modification was made to Smart Growth Principle # 9.

Some discussion ensued concerning maintaining a consistency in the way that the Route 6 Corridor is regulated through common design guidelines and regulations. Mark Waterhouse explained that the regulations will contain a list of permitted uses and prohibited uses. He acknowledged that the Regulations, especially architectural components, may differ to the extent that the character of each node differs, but should be consistent in all other respects. Terri Hahn cited the Route 6 and 66 intersection and Andover Center as examples. She emphasized that the purpose of the Regulations and Guidelines was to create “places” along the corridor. The uniqueness of each Town’s Regulations as they exist will need to be dealt with. John Pagini suggested that the PZCs of the four Towns will need to meet jointly to agree on a common set of Regulations, and he further suggested that the Regulations contain provisions for accountability to the other Route 6 Corridor Town Commissions such that they will have input into future changes or any application for development along the corridor.

Bob Burbank made a motion to approve the Smart Growth Principles as amended, seconded by Leigh Ann Hutchinson. The motion was approved unanimously.

#### REVIEW OF PRELIMINARY CORRIDOR MAP

Terri Hahn passed out the latest draft corridor map. She noted that the plan called for 2 new traffic lights – one at Hendee Road, and the other just east of the Bolton connector at the base of the hill.

Jana Butts noted that the parcel at the extreme end of the corridor map in Columbia is owned by a local Land Trust, is not a development parcel, and should be removed. She also noted that on the south side of the intersection of Route 6 and 66 are more developable properties that should be added. She noted that the EastCONN property had more development potential than originally anticipated, despite wetlands on the property.

John Pagini asked about the proposal for an office park and connecting road from Route 44, suggesting that the plans be realistic concerning its developability. He suggested that this proposed connector should be rolled into the Bolton Notch

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intersection realignment solution. Joyce Stille thought that the schematics for this parcel should not suggest a final solution, and that the CRCOG study should be the driver for the realignment final "solution".

Terri Hahn emphasized that per the contract, each Town has one detailed site plan as a deliverable under the contract, and it must be done in time for the hearing. She suggested that the final decision as to the Town's choice for such a plan should be made by the end of March.

Terri Hahn also suggested that the group have a visioning exercise for the Route 6 and 66 intersection.

There was some further discussion concerning how the Boulevard / connector to 44 would benefit Munson's by opening up expansion opportunities. Joyce Stille suggested that the team make contact with the owner of Munson's concerning their expansion plans.

Terri Hahn suggested that the Council will need to focus on the long term, but also identify what development / activities might occur in the short term.

There was some discussion of the area around the Transfer station in Columbia. The Corridor plan is not a zoning map, but an indication of what future land uses are meant to be. There was discussion of what the term "residential zone" meant on the Corridor Plan. (Elaine Buchardt left at 10:15 PM). Terri Hahn further described the scattered uses in the area. The challenge is to bring focus on development nodes and prevent scattered commercial development along the sections of corridor between nodes. This may mean making some changes to zone boundaries. (Bob Burbank left at 10:20 PM).

There was also discussion about the quality of life for residents along that Corridor under current traffic conditions (about 19,000 ADT). In Mr. Waterhouse's opinion, residing along this corridor may be highly undesirable at 25,000 ADT.

#### WRAP-UP

Joyce Stille noted that each Town had to make some decisions over the next several weeks. She noted that the Selectmen were meeting that week, and John Pagini noted that the Bolton PZC would have a workshop on March 10. Each Town has to make a recommendation concerning the parcel or parcels for detailed site plans per the Contract. Each Town needs to select a parcel or collection of parcels for detailed site plans. In preparation for that decision, Terri Hahn will e-mail the approved Smart Growth

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Principles and the Corridor map. She also emphasized that the Plan and work that we do has a limited span, and can become increasingly obsolescent over time.

NEXT MEETING DATE/AGENDA: The next 2 meetings are March 8 and 22, 2010 at 9:00am in the Columbia Town Hall. Carmen Vance noted that there will be conflicts in May due to Budget hearings and Town Meetings. Joyce Stille outlined what needed to be done in the short term:

- The four towns need to come to the next meeting with their potential dates in April and May
- Council representatives need to submit comments on the draft Economic Development Report
- The Corridor Plan needs to be approved
- The key sites need to be identified and detailed site plans prepared for each site

Lia Huang stated that CRCOG and the consultant should have the core elements in place for their study

ADJOURNMENT: Carmen Vance made a motion to adjourn, seconded by Leigh Ann Hutchinson. The meeting was adjourned at 10:47 AM.

Respectfully Submitted,

John D. Pagini, AICP

Secretary pro tem