

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

CORRIDOR DRIVING TOUR

MONDAY, MARCH 29, 2010

CALL TO ORDER: 9:00 am by Joyce Stille

PLACE: Tour of RTE 6 Corridor – start at Bolton Ice Palace to Windham Town Line and return to start

ROLL CALL: Eric M. Trott (Planner – Town of Coventry); Terri-Ann Hahn (LADA, Land Planners); Lia Huang (CRCOG); Chris Korbel (LADA, Land Planners); John Pagini (Planner – Town of Bolton); Joyce Stille (Town Administrator – Bolton); Elaine Buchardt (EDC – Town of Andover); Carmen Vance (Selectman – Town of Columbia); Vera Englert (EDC – Town of Columbia); Jana Butts (Planner - Town of Columbia); Jeff Parker (Clough-Harbour Assoc.)

AUDIENCE OF CITIZENS: No Comment.

TOUR OF CORRIDOR:

MUNSON'S – BOLTON ICE PALACE – Possible expansion to Munson's – need to reconfigure access to align driveways – traffic calming and gateway entry suggested with median, lights – rear land has potential for business park – village style development on south side in future?

GRIFFIN – Bolton node end – transition zone – possible façade improvement with gas station, auto sales and dog stop – access management is necessary if expanded food service is to occur – Stony Road, access road north to RTE 44.

JOHNSON ROAD – No change to cul de sac – significant wetlands in vicinity – Corvette Connection needs to be considered.

ACROSS RTE 6 FROM JOHNSON ROAD – Vacant lot with office potential? – topographical issues exist – this area has a history of many accidents.

CAMP JOHNSON – Preservation or residential future? – Boy scouts currently use at present.

RESIDENTIAL AREA TO SOUTH ROAD – To be retained as is – begin preferred architectural styling at Patriot Farm

COVENTRY PARCEL – Access issues need to be addressed – Hop River and wetlands need to be considered.

NETWORK – Excess acreage could allow for additional development potential – begin Hendee Road node – shooting club and other commercial lots in area – Hutchinson Road terminus/cul de sac.

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HENDEE ROAD NODE – Nursery and SEI need to be considered with access management – is the shooting club open for development?

ANDOVER PLAZA – Needs a facelift – reconfigure parking – possible 2<sup>nd</sup> story expansion?

POST FARM – Large acreage – office park potential? – avoid visual impact – owner has interest in developing – access between historic homes on north side, south side is a transition zone

CORN FIELD – South side, meadow north side – retain as is, scenic view – Shoddy Mill Road to remain as is

SHODDY MILL ROAD – Stone dog pound area is historic – raised median/gateway in this area towards Andover Center

COMMUTER LOT – Bus stop – raised trail on south side with trail access – streetscape improvements are necessary – limited infill potential – possible residential upslope of trail?- relocate auto use?

ANDOVER MUSEUM/MONUMENT – End of historic node – gateway streetscape – limited infill potential – trail access location

BUNKER HILL ROAD – Hutchinson Farm, preservation, scenic area

LAKE ROAD NODE – Accident history in this area – development potential of parcel next to gas station? - combine access with future development – Scott's tree farm is important agricultural use – possible expansion for Ben Franklin use?

RTE 87 – Trail crossing under road – river corridor area – north side, river/trail access – limited development potential – Keep traffic for any new development on rte 87

RESIDENTIAL AREA - Maintain to Columbia West node – existing commercial uses at Whitney Rd area

COLUMBIA TOWN GARAGE – Beautification opportunities along frontage – residential across the street – currently zoned commercial – aggregate use potential for development?

BOIVIN – End of Columbia west node – residential uses as is – blighted lots on north side

6/66 NODE – Access management needed at Rose’s Bridge Road – common parcel ownership in vicinity? – gateway potential, no medians or sidewalks

6/66 INTERSECTION – Commuter lot, existing commercial uses – possible façade improvements? – development potential on NE/NW quadrant – intersection improvement configuration affects

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access/development of parcels – roundabout option must be considered – flood plain issues must be addressed – gateway treatments important, signage, landscaping, lighting

LEVENTI’S – Pond in front – limited development potential – low visibility

COLUMBIA MANUFACTURING – Hop River Motel – limit of 6/66 node – commercial re-use of residential properties in area?

MURPHY’S/SUZUKI – Transitional commercial area – steep slopes on both sides

COLUMBIA EAST NODE – Auto type uses existing – possible façade improvements – street view improvement would be positive – gateway in paved island, other beautification efforts?

COMMERCE DRIVE – Joshua’s Trust land at end of cul de sac – some infill potential in industrial park

HOLISTIC CENTER/COVENTRY PARCEL – agricultural fields adjacent on south street – need to consider alternative access to site – south street alignment to rte 6 could be an issue – multiple use possibility on very large parcel

OTHER NOTES: Consistent lighting, banners, signage at each node is important to maintain an identity through the corridor; ST of CT river trail access pull-off is a key location and amenity

The tour ended approximately 11:30am.

Respectfully submitted,

Eric M. Trott

Secretary