

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, APRIL 12, 2010

CALL TO ORDER: 9:00 am by Joyce Stille

PLACE: Columbia Town Hall Meeting Room

ROLL CALL: Eric M. Trott (Planner – Town of Coventry); Terri-Ann Hahn (LADA, Land Planners); Carol Polsky (EDC – Town of Coventry); Lia Huang (CRCOG); Chris Korbel (LADA, Land Planners; Joyce Stille (Town Administrator – Bolton); Elaine Buchardt (EDC – Town of Andover); Carmen Vance (Selectman – Town of Columbia); Vera Englert (EDC – Town of Columbia); Leigh Ann Hutchinson (PZC – Town of Andover); Bob Burbank (Selectman – Town of Andover); Mark Waterhouse (Garnet Consulting)

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES:

A motion was made by Stille and seconded by Trott to adopt the minutes of the March 8, 2010 and March 22, 2010 as presented. The motion passed unanimously, with Hutchinson abstaining.

CRCOG TRANSPORTATION STUDY:

Lia Huang from CRCOG provided an overview of the project and mentioned that traffic counters were to be installed shortly.

DISCUSSION ON STEAP GRANT WITH CONSULTANT:

Mark Waterhouse provided an overview of the economic development recommendations.

He indicated that nine phone interviews were conducted with local businesses and no new information was obtained. Table #4 has been provided to summarize the observations, strengths and weaknesses.

The Council discussed the status of Dubois Auto and how that businesses fits with the long and short range plans for the corridor.

The zoning implications were discussed, such as nonconforming uses, adaptive re-use and motor vehicle oriented uses. Public reactions to rezoning and property owner impacts pertaining to value were discussed. A proposed zoning map is to be introduced for consideration, with an overlay zone.

The Town of Columbia will be reviewing the materials and will provide comments as well as Andover.

The Council agreed that the corridor recommendations were acceptable at this time.

The key sites were discussed by the Council:

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- : Coventry – Access options must be considered as well as suggested multiple uses.
- : Bolton – 6/384 crossroads as a gateway location
- : Columbia – 6/66 crossroads as a gateway location, Windham Town Line as a minor gateway.
- : Andover – Andover plaza façade improvements; historic Andover Center streetscape and river connections; Post Farm; Hutchinson Farm

The Council discussed the website postings that should include minutes, agendas, smart growth principles, guided tour, other future documents as they are completed.

The Council discussed architectural precedents for future guidelines and images that can be considered at different nodes in the corridor. Different themes with a mix of modern/historical can be provided. Site layout, landscaping, building orientation are other features to be considered.

The smart growth audit is to be submitted shortly for the Council's review.

It was agreed to clip the boundaries closer to the corridor to avoid confusion with the State POCD map reference.

The workshops are to be held on May 13 in Andover and May 25 in Columbia.

NEXT MEETING DATE/AGENDA: The next meeting is scheduled for April 19, 2010 at 9:00am.

ADJOURNMENT: The meeting was adjourned at 10:20am.

Respectfully Submitted,

Eric M. Trott

Secretary