

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, APRIL 19, 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); John Pagini (Planner – Town of Bolton); Jana Butts (Planner – Town of Columbia)

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES:

The adoption of minutes was continued to the next meeting.

CRCOG TRANSPORTATION STUDY:

Lia Huang from CRCOG indicated that there was nothing new to report at the moment.

DISCUSSION ON STEAP GRANT WITH CONSULTANT:

The draft flyer for the public workshops was distributed for Council review. The dates of May 13 in Andover and May 25 in Columbia were agreed upon.

(RTE 6 PROJECT)

It was reported that the Town of Columbia Economic Development and Planning and Zoning Commission is to meet very soon to review the economic development report. Comments will be provided shortly.

Eric spoke about the Coventry site and possible concerns regarding proposing of residential uses as a significant feature for future development. It appears that a multiple use endeavor with perhaps a small concentration of residential could be appropriate, perhaps condos or over 55 active adult. But, an abundance of single family residential units would be a concern relative to emergency service provision, school bus routing due to its remoteness.

Four different access options were reviewed: RTE 6 access over the Hop River, South Street over Ash Brook, Brewster Street – with the purchase of other lands to create connection, South Road in Bolton over a stream.

Page 2

RTE 6 EDC

April 19, 2010 minutes

It was agreed that the ultimate development of the parcel is relative to the peripheral development in the Corridor and that the infrastructure will be very costly and that more uses/buildings will be necessary to make the numbers work for the developer. Each access alternative has its own specific costs and limitations, but it appeared that the RTE 6 access over the Hop River was still the most practical.

The architectural guidelines were discussed. They are still in draft form and need to be finalized. The 6/66 crossroad images need to be refined as well.

The smart growth audit is still in progress as well as the zoning map considerations. It was agreed that the development must remain nodal not linear in nature.

The Bolton RTE 6/44 node was discussed and it was agreed that the 'corridor commercial' zone should follow the property lines and that it be an all inclusive business zone. The 'corridor residential' zone will be more flexible than the standard residential zone, and would allow multi-family, higher densities.

The 'Lens parcel' was discussed that it should be changed to commercial or office use.

The Coventry parcel was discussed and it was agreed to provide for preservation of the Hop River along the frontage and attempt to balance the development with the preservation on this unique site.

It still needs to be determined whether the corridor zone will be an overlay or an outright zone designation. It may be necessary to reconsider the zoning classifications of peripheral parcels, such as the business/industrial zones in Andover.

The Post Farm is recommended for corridor commercial. The Hutchinson Farm is recommended for preservation.

On sheet 5, corridor residential is being suggested next to Hop River Trail and the industrial area is being suggested to be corridor commercial.

On sheet 6, Andover Industrial area is being suggested to be corridor commercial with the Hop River Trail connection with business parcels in the vicinity.

On sheet 7, the business area is being suggested to be corridor commercial.

The RTE 6/66 node has been expanded to incorporate the plaza and Columbia Manufacturing as well as the former dump area. Colonial Road is being considered to provide some access options. However, development will be constrained at this node due to wetlands and floodplain. The final layout of the 6/66 intersection will impact the development configurations of the adjacent parcels as well as accesses

Page 3

RTE 6 EDC

April 19, 2010 minutes

to the sites. Stormwater management will also affect design. Possible Hop River Trail access should be considered.

NEXT MEETING DATE/AGENDA: The next meeting is scheduled for April 26, 2010 at 9:00am.

ADJOURNMENT: The meeting was adjourned at 11:45am.

Respectfully Submitted,

Eric M. Trott

Secretary