

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, APRIL 26, 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; Elaine Buchardt (EDC – Town of Andover); Carmen Vance (Selectman – Town of Columbia); Vera Englert (EDC – Town of Columbia); John Pagini (Planner – Town of Bolton); Jana Butts (Planner – Town of Columbia); Mark Waterhouse (Garnet Consulting); Andy Davis (CT DOT); Anna Bergeron (CT DOT); Jeff Parker (CHA); Dave Sousa (CHA)

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES:

A motion was made by Pagini and seconded by Buchardt to adopt the March 29, 2010 minutes as presented. The motion passed unanimously.

CRCOG TRANSPORTATION STUDY:

Representatives from DOT and the consultant, Dave Sousa and Jeff Parker, of CHA were present to discuss details of transportation study. The study is to analyze safety, access management, traffic analysis relative to present and future development.

The LADA plan will dovetail with the CHA plan and has a one year time frame to complete. The consultant will study one month's worth of traffic counts, speed – type of traffic and travel time studies for AM/PM peaks.

A preliminary accident analysis was distributed which provides details on improvement history in the corridor from 2001 to 2005. This included: travel lane widening, side road alignment, left turn lanes and grade/alignment improvements. Overall accidents have decreased by 25%. Faster speeds associated with increased road width has not led to more accidents. Rear end accidents at signalized intersections are typical.

The intersections where accidents are more frequent are being carefully considered in order to discuss next steps and recommendations. The intersection of RTE 6/66 possesses the highest number of accidents. Overall traffic has increased 13% in the corridor.

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DISCUSSION ON STEAP GRANT WITH CONSULTANT:

Existing and proposed corridor recommendations were distributed.

A motion was made by Vance and seconded by Buchardt to accept the final draft economic development report provided by Garnet Consulting, which is to be posted on the website. The motion passes unanimously.

The smart growth principles are to be added to the website along with updated minutes, recommendations and the workshop flyer.

CRCOG will have a link to the RTE 6 EDC website and the CHA initial corridor study will be added to the CRCOG site as well.

The RTE 6 parcel has been suggested to be mainly developed as commercial with a small percentage of residential to provide for a 'live/work' environment. Multiple uses could be accommodated with the development in multiple phases. EDA funding could assist with infrastructure costs to inspire the development.

The architectural guidelines will recommend a smaller footprint and height at the 6/66 intersection (between 10,000 and 15,000sf and 2 stories). Site constraints must be carefully considered as well as the economic development plan. The visual preference survey is to be utilized as a basis for imagery.

The Leventi's Plaza was discussed at length as far as infill and expansion. In addition, a possible medical office complex was discussed in regard to pro's and con's in the corridor.

A 'village style' development design is desired at the 6/66 intersection. Flood plain, wetlands, right of way, access design all need to be considered. Aspects of visibility for the development are important as well.

The zoning map and land use plan was discussed relative to John Pagini's recommendations, particularly with the overlay considerations. For example, corridor mixed use commercial needs to net out the constraints to indicate the developable areas. The corridor conservation would identify undeveloped areas, but that are not necessarily permanently protected (Post Farm).

The river and bike path connections to developed and undeveloped areas should be noted in the land use plan. Various terms need to be carefully defined to avoid confusion.

All present agreed with the concepts suggested by Pagini.

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The façade improvement image at Andover Plaza was reviewed. Two options were considered that suggest building and signage improvements. These could be subject of future grant funding.

The natural diversity database mapping from DEP is noted as important due to special species in the Hop River corridor.

NEXT MEETING DATE/AGENDA: The next meeting is scheduled for May 3, 2010 at 9:00am.

ADJOURNMENT: The meeting was adjourned at 11:10am.

Respectfully Submitted,

Eric M. Trott

Secretary