

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, MAY 3, 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); Vera Englert (EDC – Town of Columbia); John Pagini (Planner – Town of Bolton); Jana Butts (Planner – Town of Columbia); Rebecca Stearns (EDC/BOS – Town of Columbia)

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES:

A motion was made by Trott and seconded by Polsky to adopt the April 26, 2010 minutes as presented. The motion passed unanimously.

CRCOG TRANSPORTATION STUDY:

It was reported that traffic counters were in the field and that the data is to be collected in the next week.

DISCUSSION ON STEAP GRANT WITH CONSULTANT:

The consultant mentioned that discussions with the owner of the Post Farm as well as the local Sanitarian, Holly Hood, had occurred to provide background on relative issues.

Post plans on retaining her property as agricultural. An area on the property has been planned for dog training/boarding to the rear of the lot. Taxes are a big issue for the owner. The possibility of supporting a commercial/agricultural uses was discussed for the property.

Holly Hood works for the Eastern Highlands Health District and discussed relative issues regarding the Andover Plaza and septic issues/future expansion. The septic was expanded previously and now accommodates three restaurants. A water use meter would be very helpful to determine accurate flows and septic impacts. Scott's manufacturing and Bolton Ice Palace were also reviewed. More costs to improve the septic systems are applied due to the need to obtain an engineered plan.

Columbia Manufacturing has not area to expand and there appears to be water use issues with the use as well.

A review of the graphics that are to be presented at the workshop was provided. A proposed development map was distributed which indicates the possibility of approximately 200,000sf of new

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space at the Bolton gateway node and a total of 400,000sf of new space at the Columbia node. A mixed use concept is what is being suggested.

The land use plan is in progress and will be completed soon.

The streetscape map was distributed which indicates visual improvements and amenities that provide a thematic connection between the nodes. Council representatives will be meeting with DOT Staff to review these ideas and get feedback.

The Conservation areas were discussed in detail, which include the following: natural features, wetlands, hop river trail, cultural features, historic features, agricultural areas, streambank preservation areas.

A discussion on the planning and preservation philosophies/approach to design occurred. The various strategies that would be included in the 'tool box' will be included in the final report.

Trail connection awareness in the corridor is viewed as very important. Signage noting trail access points should be provided.

The Andover Center streetscape visuals were reviewed which include plantings, sidewalks, lighting and poles. Traffic calming is an important element for this location.

The Andover Plaza façade improvement visuals were also reviewed that also provide sign alteration suggestions.

The zoning district and land use plan mapping is in progress and is not ready for public viewing yet.

The architectural guidelines are in progress as well, but some images can be provided at the presentation.

NEXT MEETING DATE/AGENDA: The next meeting is scheduled for May 10, 2010 at 9:00am.

ADJOURNMENT: The meeting was adjourned at 10:45am.

Respectfully Submitted,

Eric M. Trott

Secretary