

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, July 12, 2010

CALL TO ORDER: 9:10 AM by Joyce Stille

PLACE: Columbia Town Hall Meeting Room, 323 Route 87, Columbia

ROLL CALL: Joyce Stille (Administrator – Town of Bolton); Elaine Buchardt (EDC – Town of Andover); Jana Butts, AICP, Senior Planner, WINCOG and Columbia Town Planner; John D. Pagini, AICP (Community Development Director – Town of Bolton); Terri-Ann Hahn (LADA, Land Planners); Jeff Parker, Clough Harbor; Lia Huang (CRCOG); Mark Waterhouse, Garnet Consulting.

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES:

A motion was made by Elaine Buchardt and seconded by John Pagini to adopt the June 7, 2010 minutes as presented. The motion passed 3-0-1.

A motion was made by John Pagini and seconded by Elaine Buchardt to adopt the June 14, 2010 minutes. The motion passed 3-0-1.

CRCOG TRANSPORTATION CORRIDOR STUDY:

Jeff Parker discussed handouts created in connection with the May 13 and June 29 Public Informational Meetings. He noted that they did not receive a great deal of feedback at these meetings. He noted that there were concerns expressed about the roundabout and concerns that sidewalks at Andover Center may not be compatible with its historic character.

John Pagini noted that concerns for historic character can go just so far. Conditions have changed over time, and pedestrian safety needs to be a consideration. He felt that a context sensitive solution to the concern can be found through a design that uses historically compatible materials such as brick rather than concrete.

There was some discussion about bike access onto Route 6, but the general consensus was that bike access should be limited to the East Coast Greenway, except for periodic connections to adjoining areas.

John Pagini noted that another public comment concerned the width of the road at Andover, and reiterated his opinion that using traffic calming techniques is the preferred approach – widening encourages greater speeds. Jeff Parker reiterated that point saying that narrower lanes, vertical amenities such as trees tend to reduce speeds and make it safer for pedestrians. He asked about the possibility of a median at that location as suggested during the public informational meeting, and Terri Hahn replied that the characteristics of the intersection made that difficult to achieve.

Jana Butts expressed concern for the roundabout design, stating that it would inhibit a separate entrance to the planned commercial node southeast of the intersection. John Pagini felt that any intersection alternative would have to have equal consideration for queuing at that intersection, and that we should keep an open mind about the roundabout option.

Jeff Parker provided several handouts – a *Summary of Travel Times* and a *Summary of Roadway Geometry*. He noted that the transition from Route 384 to Route 6 was particularly dangerous because it consisted of a high speed ramp transitioning into a 40 MPH zone.

Mr. Parker noted that Route 6 is considered a Rural Principal Arterial, except for a small section of the road in Bolton where it is designated an Urban Regional Arterial. He noted that the intersection of Cards Mill Road and Commerce Street in Columbia may need a new configuration.

He also noted that the study will provide a toolkit of safety improvements. Lia Huang stated that the next meeting would not occur until mid to late August.

REPORT ON SECOND PUBLIC INFORMATIONAL MEETING

Terri Hahn explained that the comments from the second Public Informational Meeting held in Columbia were generally the same comments from the first meeting.

She stated that a few people wanted more development nodes, but generally people were happy with the nodes suggested, suggesting that we were “moving in the right direction”.

Traffic calming measures can address some of the concerns over speed and safety for pedestrians, and can also create a Corridor character with a level of acceptance.

Other questions were raised about who will maintain the sidewalks and who will pay for the street lights.

Another comment was that the study has not adequately addressed the historic resources along the corridor.

Specific access issues were raised about the Dunkin Donuts in Columbia.

LIGHT STANDARDS / DESIGN DETAILS

Terri Hahn reviewed a variety of light pole designs for the Committee’s consideration. Committee members selected the Cambridge pole by consensus.

Terri Hahn also reviewed with the Committee revised Entrance sign designs which bear the names of the Towns. It was agreed to use “Historic Andover”.

SMART GROWTH AUDIT

Terri Hahn also reviewed the draft for Chapter 15, entitled “Smart Growth Audit”. She noted that this Chapter will be the basis for rezoning. She also reviewed needed changes to the State Plan of Conservation & Development. She asked that Committee members forward any comments to her. John Pagini suggested that the report contain a section on compliance with Regional plans as well.

ARCHITECTURAL GUIDELINES

Terri Hahn handed out and reviewed the draft Architectural Guidelines, noting that they were inspired in part by Coventry’s Design Guidelines. There was some discussion about how the guidelines would be utilized – what level of development would “trigger” the application of the Guidelines. Retrofit of existing buildings and sites is important, but under what circumstances would the Guidelines need to be applied? There would need to be a means of ensuring site by site coordination. She stated that this draft was a starting point and would require more discussion.

ZONING REGULATIONS AND ZONING MAP / REPORT STATUS

Terri Hahn stated that the next step would be to submit draft Zoning Regulations and a draft Zoning map for the Corridor. The entire report would be submitted to us soon. She reviewed the Table of Contents with the Committee.

MEETING SCHEDULE

The next meeting would be Tuesday, July 27.

Subsequent meetings are Monday, August 9 and Monday, August 23.

ADJOURNMENT

A motion was made by Elaine Buchardt, seconded by Jana Butts to adjourn the meeting, and the motion passed unanimously.

The meeting was adjourned at 10:46 AM.

Respectfully Submitted,

John D. Pagini, AICP

Acting Secretary