

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, SEPTEMBER 13, 2010

CALL TO ORDER: 9:06 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); Lia Huang (CRCOG); Chris Korbel (LADA, Land Planners); Vera Englert (EDC – Town of Columbia); Jana Butts (Planner – Town of Columbia); John Pagini (Planner – Town of Bolton); Elaine Buchardt (EDC – Town of Andover); Joyce Stille (Administrator – Town of Bolton); Jeff Parker (CHA); Dave Sousa (CHA)

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES:

A motion was made by Pagini and seconded by Butts to adopt the minutes of August 9, 2010, with the following corrections: Page 2 'will' should be 'with'. The motion carried unanimously with Stille abstaining.

DISCUSSION ON STEAP GRANT WITH CONSULTANT:

The Master Plan Draft was distributed. The following chapters are to still to be submitted: 6, 7, 9, 17, 22, 23 as well as the executive summary, appendices, acknowledgement list.

It was agreed that the legislative changes that will be required should be separately identified in Section 4-2 of the Master Plan. All recommendations should appear in one section as well.

Chapter 23 is to be for the next steps and priorities.

A time period of two weeks for comments and two weeks for adjustment is being suggested.

It was agreed that 11" x 17' and 24" x 36" copies of maps are to be provided. An overall proposed zoning map is to be provided as a working map.

The following are comments that were provided regarding the zoning regulations that were drafted:

- : The uses must be special permit to provide for the best legal scenario to apply the design guidelines.
- : It will be important for each Town to compare the proposed Corridor regulations with the existing text to ensure compatibility.
- : The Corridor regulation should be a stand-alone section for each Town for them to function best.
- : A Low Impact Design approach should be suggested in the Design Guidelines.

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- : The implications of referencing subdivision criteria in the zoning text must be evaluated.
- : The dimensional table should provide flexible setback criteria.
- : The Conservation Areas imply preservation in fee simple by conservation easement. The language of this section may need to be strengthened.
- : A 'trigger' should be considered that would allow for the design guidelines to apply.
- : It is important to maintain the nodal approach for development in the planning and transportation components.

It was agreed that Jana, John and Eric meet to fine tune the comments on the zoning regulations.

Preparations should be made soon to meet with the individual Town PZCs. This will be an ongoing dialogue with the Master Plan being the best, first place to start.

CRCOG TRANSPORTATION STUDY:

Lia Huang from CRCOG, Jeff Parker and Dave Sousa from CHA were present for the meeting.

The consultant intends to apply the complete streets criteria for their design.

The Bolton Crossroads concept design was provided to the Council. This incorporates the RTE 44 Corridor Vision. Traffic calming must occur to manage speed as I-384 blends into RTE 6. A gateway and transition zone to change the perception must be provided as well.

The following are some examples of items that can be implemented:

- : Provide a tree lined median
- : Provide an 'enclosure' along the periphery with vegetation.
- : Provide more intersections at the nodes for streets instead of driveways.
- : Roundabouts should be considered to maintain the flow of traffic.
- : Parking connections to the Hop River Trail are important.
- : The creation of a green a center focal point for the development is another key element to apply.
- : A non-vehicular connection to the Bolton Lakes area is an important feature.

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: An improved 'end of I-384' design must be created with proper traffic warning.

The Lighthouse Crossings concept was discussed by the Council with the consultant. Concerns were expressed about negative impacts to existing businesses and residents. It appears that a by-pass is created for traffic with the RTE 66 East businesses in Columbia. The question about reorienting the flow was asked. It was suggested that it will be very important to create property owner 'buy in' with the design.

NEXT MEETING DATE/AGENDA: The next meeting is scheduled for September 27 and October 13, 2010 at 9:00am.

ADJOURNMENT: The meeting was adjourned at 11:30am.

Respectfully Submitted,

Eric M. Trott

Secretary