

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, DECEMBER 13, 2010

CALL TO ORDER: 9:15 am by Joyce Stille

PLACE: Columbia Town Hall Meeting Room

ROLL CALL: Eric M. Trott (Planner – Town of Coventry); Vera Englert (EDC – Town of Columbia); Jana Butts (Planner – Town of Columbia); John Pagini (Planner – Town of Bolton); Elaine Buchardt (EDC – Town of Andover); Carmen Vance (Selectman – Town of Columbia); Lia Huang (CRCOG); Jeff Parker (CHA); Dave Sousa (CHA); Anna Bergeron (DOT); Robert Aloise (CRCOG); Leigh Ann Hutchinson (PZC – Town of Andover); Ed Sarisley (citizen – Town of Andover)

AUDIENCE OF CITIZENS: No Comment.

ADOPTION OF MINUTES: The November 22, 2010 minutes were adopted as presented.

The November 8, 2010 minutes will be available for the next meeting.

CRCOG TRANSPORTATION PROJECT:

Dave Sousa from CHA was present to discuss the status of the consultant's work. The Transportation Study was discussed further by the consultant.

The net buildable land area was used to determine the capacity for the floor area ratio.

Three locations were considered for 'comparability' to the RTE 6 Corridor nodes: New Hartford Village, Lenox, Mass. Village, Storrs Center. It was agreed that the New Hartford example was the most relevant, due to density and floor area ratios.

The existing zoning matrix was reviewed which connects with the build out analysis. Individual parcels were identified for net buildable capacity.

Compact development patterns can create 'village efficiencies' that avoids wasteful impervious surfaces and stormwater needs.

Dave suggested the creation of a Council subcommittee to review the ideology and assumptions of the model/matrix for the study, which focuses on the existing vs. future zoning comparisons. These factors will determine the effectiveness of the floor area ratios examination.

Future densities and absorption rates were discussed.

Traffic generation is the ultimate factor based upon land use parameters. One can 'toggle' the land use scenarios to be either more or less aggressive to down or upzone the future criteria that are applied to the specific nodes/parcels.

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The maximum number of dwelling units per acre must be determined to avoid density concerns overall, which relates to traffic generation.

It was agreed that the subcommittee should consist of John, Jana, Leigh Ann and Eric to review the model/questions.

RTE 6 PROJECT:

The powerpoint presentation was revised by John and was reviewed by the Council. It reflects the comments that were provided by the subcommittee of John, Jana, Leigh Ann and Eric.

The PZCs invitation letter that was drafted by Joyce was discussed. Some members felt it was too detailed which could lead to confusion. It was agreed that a follow up letters from the individual Town chief elected officials would be a good idea.

It was agreed that all slides should refer to the regulations as 'draft'.

It was agreed that Google Earth images would be helpful to view the Corridor. These could replace the map slides to provide more clarity.

It was agreed to provide a development application process scenario as an example to show how the Corridor regulations and Council review would function.

The next steps after the presentation were discussed. Representation from each Town to assist in the preparation of the regulations is very important.

The flow and format of the meeting will be discussed in more detail at the January 3, 2011 meeting.

NEXT MEETING;

The next meetings are scheduled for January 10th and 24th at 9 am in Columbia.

ADJOURNMENT: The meeting was adjourned at 11:15 am.

Respectfully Submitted,

Eric M. Trott

Secretary