

ROUTE 6 REGIONAL ECONOMIC DEVELOPMENT COUNCIL

MEETING MINUTES

MONDAY, FEBRUARY 14, 2011

CALL TO ORDER: 9:10AM by Joyce Stille

PLACE: Columbia Town Hall

ROLL CALL: Joyce Stille (Administrator - Town of Bolton); Eric M. Trott (Planner – Town of Coventry)); Jana Butts (Planner – Town of Columbia); John Pagini (Planner – own of Bolton); Elaine Buchardt (EDC – Town of Andover); Leigh Ann Hutchinson (PZC – Town of Andover); Carmen Vance (Selectman – Town of Columbia); Dagmar Noll (WINCOG); Lia Huang (CRCOG); Dave Sousa (CHA); Anna Bergeron (DOT); Rob Aloise (CRCOG)

PUBLIC COMMENT:

None

ADOPTION OF MINUTES:

A motion was made by Hutchinson and seconded by Buchardt to adopt the minutes of January 10, 2011 as submitted. The motion passed unanimously with Vance abstaining.

A motion was made by Vance and seconded by Hutchinson to adopt the minutes of January 24, 2011 as submitted. The motion passed unanimously.

A motion was made by Buchardt and seconded by Pagini to adopt the minutes of January 31, 2011 as presented. The motion passed unanimously.

CRCOG TRANSPORTATION STUDY:

It was reported that CRCOG's meetings with DOT on the project were positive.

The build out analysis that is being developed reflects future growth impact with new zoning being applied.

Lots were examined that are intended to change with corridor zoning.

The absorption rate for 2030 indicates what the market would be assumed to build. It has been adjusted from 10% to 5% as per the recommendation of Mark Waterhouse.

The total potential build out would be 5.3 million square feet and is 5.7 times the existing development in the corridor.

Only 70% of the total would be created with the existing zoning, more with the proposed.

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The 'village strategies' that are reflective of the NW COG ideas for parking and development were applied with the build out.

It was identified that the conservation area reflects higher development than the residential area. The lot coverage factor for the conservation area may need to be reconsidered.

It was suggested a parking 'max' should be considered instead of a parking 'minimum'.

The background traffic influence issue was discussed at length. This factor was incorporated into the analysis. A question was raised on the parameters of the 'outside' areas. CRCOG can provide details on background data.

It was agreed that the intent is to 'steer' development to the nodes.

Lia reviewed the DOT models. DOT agreed with the background/baseline data suggested as well as the models to analyze the corridor with new zoning/build out data.

DOT also reviewed the context sensitive solutions – including traffic calming/transitions and were generally supportive of them. A two lane roundabout is suggested at Lighthouse Corner and other smaller roundabouts are a possibility elsewhere in the corridor.

RTE 6 PROJECT:

The Planning and Zoning Commission presentation that was held on 1-31-11 was reviewed. It was agreed that it was a success.

The Town of Bolton Zoning Subcommittee members are in place at this time. The rest are to be appointed in the next month.

John indicated that he was willing to meet with Columbia and Andover to assist with the review of the project/goals with the Commissions if necessary.

The Council/Selectmen acceptance of the Corridor Plan was discussed as well as how it should proceed.

Dagmar Noll from WINCOG met with the Council discussed her various ideas on how to improve the Council's website. WINCOG has offered to manage and maintain the website.

One idea is to re-organize the documents in a more orderly fashion. Other ideas include: separate the Plan from ongoing work items; update REDC description; remove old drafts; re-organize the various links; add members; mention recent awards

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Terri Hahn had mentioned the EPA Sustainable Building Blocks Grant that is being offered. The deadline is 2-23-11.

The Council discussed ideas such as legal fees for corridor regulations being meshed into local texts; leakage study. John volunteered to draft a letter of interest.

The next meeting is scheduled for February 28th.

ADJOURNMENT: The meeting was adjourned at 11:20am.

Respectfully Submitted,

Eric M. Trott

Secretary