Minutes
Special Meeting
Route 6 Hop River Corridor Zoning Committee
7:00 PM, Thursday, October 3, 2011
Columbia Meeting Place (314 Route 87 West), Columbia, CT

1. Call to Order

The Chairman called the meeting to order at 7:03 PM.

Members Present: Adam Teller, Jeffrey Scala, Eric Anderson; F. Thomas Currier; Bill Jobbagy; Leigh Ann Hutchinson; Vera Englert
Members Absent: Keith Herzig (Alternate)
Others Present: Jana Butts, AICP, Town Planner, Town of Columbia; John D. Pagini, AICP, Director of Community Development, Town of Bolton

2. Approval of Minutes:

   a. September 15, 2011: A motion to approve the minutes of September 15, 2011 was made by Eric Anderson, seconded by Adam Teller. The motion was approved, with Vera Englert abstaining.


John Pagini presented charts comparing the draft dimensional requirements of the Corridor Zone with the dimensional requirements of each Town’s Business and Industrial zones.

Jana Butts used Google Earth and the parcel information from the Route 6 plan to provide aerial photo and street level photo information about properties throughout the evening’s discussion.

Leigh Ann Hutchinson left the meeting at 7:50 PM.

There was a long discussion concerning the minimum square footage requirements of the Corridor Zone as found on page 20-12. There was concern expressed by Eric Anderson that this large minimum lot size would discourage the smaller businesses from locating there. John Pagini explained that lots of record would be protected from the new lot size requirement, and the regulations should require that any new or expanded use should provide cross-easements to allow consolidation or grouping of parcels with a single access
point and common parking. There was more discussion about how to incentivize the Regulations to achieve this goal. It was agreed that there should be research on possible incentives, such as relief from side yard requirements for lots that are aggregated, as well as frontage requirements.

The parking standards were discussed as well relative to the impervious coverage. John Pagini briefly explained a new approach to parking standards which is based on a history of actual parking usage, rather than a flat standard based on other regulations. He mentioned the NW Connecticut regional council’s parking study applicable to rural areas.

Vera Englert left the meeting at 8:20 PM.

There was discussion and concern concerning how the standards would apply to lots not meeting the minimum lot size standard. It was suggested that it would be beneficial for the staff to select actual lots from the corridor, and clusters of existing lots, and demonstrate how the dimensional requirements and aggregation of lots would work. The Committee was interested in how the requirements would work on lots non-conforming as to area.

There was also some discussion about the size and configuration of the parcels designated for High Density Residential.

Eric Anderson discussed the application of standards in Andover Center, and specifically the development of parcels designated as high density residential. He promoted the idea of providing buffers between proposed development and the rail trail. A discussion ensued about the pros and cons of such buffers.

It was ultimately agreed that staff would research the following in preparation for the next meeting:

1. Examples of the application of Corridor dimensional requirements to small and aggregated parcels in the Corridor.
2. The size of every parcel designated as High Density Residential
3. Possible incentive language for Corridor mixed use developments (four or five bullet points).

The next meeting of the Committee is on November 7, 2011.

4. Adjournment

A motion to adjourn was made by Mr. Scala, seconded by Mr. Jobbagy. The meeting was adjourned at 9:17 PM.
Respectfully Submitted:

John D. Pagini, AICP
Director of Community Development
Town of Bolton