

**Town of Marlborough  
Community Development Advisory Commission  
Marlborough Town Hall  
April 28, 2005  
7:00 p.m.**

**1. CALL TO ORDER**

Nancy Bader called the meeting to order at 7:12 p.m in Conference Room A&B of the Marlborough Town Hall. Commission members in attendance included Nancy Bader, Ned Hickey, Gordon Isleib, Joanne Goode and Carlyne Gatesy. Also present was Peter Hughes, Planning and Development Director.

**2. RECOGNITION OF GUESTS**

Scott Miller of the Marlborough Zoning Commission was in attendance at the request of Paul Slot, who was unable to make the meeting.

**3. PUBLIC COMMENTS**

At this time there were no public comments.

**4. ACCEPTANCE OF MINUTES**

The acceptance of minutes was tabled until the next meeting.

**5. DISCUSSION OF SURVEY RESULTS AND ACTION STEPS**

Nancy Bader opened the discussion by finding out who had been able to attend the Public Forum, and explaining the cross tabulation results that could be found on the Town website. Then, copies of the cross tabulation charts were handed out to all members. Mrs. Bader explained that the Commission now needed to recommend a 5-10 year capital improvement plan based on the results of the Town Survey, and chart out public forums that would need to be held to discuss various aspects of this plan. Some of the public forums would be held to inform and educate residents in more detail about the topic, and others would be to obtain feedback from residents. There was a lengthy discussion about the various forums that should be held, and what the timeline would be. It was also agreed that before the forum was held, it was important to meet with the Commissions or Directors in charge of that topic. Based on the survey results of what was of most importance to residents, it was decided that the following public forums would be held in this order;

Roads, Fields and Building Maintenance- Spring or Early Summer of 2005  
Library and Blish Park Improvements –Fall of 2005  
Economic Development-Fall of 2005  
Trails and Open Space-Winter of 2005  
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Emergency Services- Winter of 2006  
Sewers- date to be determined

Mr. Hughes informed the group that the Zoning Commission had passed the amendment to change maximum building size from 60,000 to 15,000 square feet, except for the area of the Marlborough Commons. This brought up a discussion about how to offset the residential tax burden if we do not allow large chain stores in Marlborough. The Town wants to attract economic development to offset taxes, but we also want to keep it a more rural community. West Hartford Center was used as an example of where there is retail and restaurants all within walking distance of the residential community. It was agreed that Marlborough has a wealth of open space and land that is an asset that needs to be promoted to residents and utilized as an attractive feature of living in this area. Recently, The RHAM Junior Honor Society met with Mrs. Bader and Mr. Hughes to discuss possibly helping to develop an interpretive nature trail with the Town.

## **6. DISCUSSION OF VILLAGE CENTER PLANNING PROJECT**

Mr. Hughes explained that the Town has chosen Milone & MacBroom of Cheshire to help with the Town Center Enhancement. Currently Milone & MacBroom are working on a scope of services that would not include a fee for working on the Zoning Amendment Regulations until the Town decides how to proceed with that venture. Mr. Hughes will be meeting with the Zoning Commission next Thursday to discuss their involvement further. Mr. Hughes hopes that the Town Center Plan can then begin in May or June. The CDAC and the Planning Commission will work with consultants initially, and then Zoning, as well as the public will become involved through forums and workshops. Mr. Hughes wants the Steap Grant to take priority, and be put to good use by adding sidewalks to link School Drive, the Center of Town, the Town Green and Town Hall.

## **7. GOAL SUMMER FALL 2005**

Mrs. Bader explained that in one year the CDAC will meet their 2 year mark and will need an ordinance to keep the group in place. She asked everyone to keep that timeline in mind, and as the date draws nearer the Commission can review to see if there is more to be done or if the CDAC has run its course. Mr. Hughes added that with the Sewer Project and other changes he expects there will be plenty to keep the CDAC working.

## **8. OTHER**

Mrs. Gatesy has some friends looking to relocate from Glastonbury to the Colchester, Marlborough or Hebron area. They were surprised to find that all of these areas have

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taxes comparable to the taxes in Glastonbury. She wanted to point out that there is a perception that taxes are lower in Marlborough than in Glastonbury, but that is no longer the case. This led to a discussion about the advantages of living in Marlborough including the excellent schools and small population.

## **9. PUBLIC COMMENTS**

Mr. Miller of the Zoning Commission asked about the timetable of the design regulations, and how to draft them. Mr. Hughes thought they would begin working on them in the Fall, and expects Milone & MacBroom could help draw up a framework for the design regulations, and the Town could go from there. Mr. Miller said he would like to get the Zoning Board to take the lead on drafting the Zoning Amendment Regulations. As a point of interest, Mr. Hughes added that he was applying for a \$15, 000 grant from the EPA for planning.

## **10. ADJOURNMENT**

**A motion was made by Nancy Bader to adjourn the meeting at 8:35. The motion was seconded by Ned Hickey and carried by a unanimous vote.**

Respectfully Submitted,

Lauren Griffin Board Clerk