

Town of Marlborough
SPECIAL MEETING
All Boards
February 12, 2009
7:00 P.M.

1. CALL TO ORDER

First Selectman Bill Black called the meeting to order at 7:05 p.m.

2. ATTENDANCE

This is a joint meeting with Zoning Commission, Planning Commission, Economic Development Commission, Board of Selectmen, and the Board of Finance.

3. BUSINESS PARK PROJECT UPDATE

First Selectman Bill Black explained that this is the third formal meeting concerning the Business Park project, involving a presentation of the final report by Milone and MacBroom. The final report has been previously given to commission members.

Peter Hughes stated that commission members may comment on the content of the report, and he reviewed the table of contents. In response to what is expected as a result of the report, Peter Hughes offered the following:

- Zoning changes
- Information on market conditions
- Documentation to provide to anyone interested in the Business Park

Mike Dougherty and Phil Michalowski attended the meeting, representing Milone and MacBroom.

There was a presentation of a viewshed analysis of the Business Park property, which involves looking at the Business Park property from 5 surrounding areas in order to assess the view of both the town portion of the Business Park, then the total site.

The surrounding areas studied are:

- Intersection of No and So Main St
- High Meadow subdivision
- Parker Rd
- Park Rd
- Jones Hollow Rd

The conclusion is that there is a very remote chance of being able to see buildings, due to heavy vegetation. There was a discussion about what will occur when the leaves are off the trees and response was that there will not be a significant difference. There was also a discussion about the impact of tree removal for construction of the Business Park, and the effect of lights within the Business Park property. Peter Hughes responded that most views of the buildings will be prevented due to the restriction of building height to no more than 35'.

Mike Dougherty asked if there is a requirement to keep the lights low in the Business Park. Scott Miller responded that current zoning regulations need to be checked, because there was a recent change concerning lighting.

Phil Michalowski went through the report and highlighted where Peter Hughes had requested changes.

Questions and comments from commission and board members:

<i>Board/Comm Member</i>	<i>Question/Comment</i>	<i>Question Response</i>
Jim Fox	Is there any cultural significance in the Bus Park property?	Yes, there is some cultural significance. It is mentioned in the report. Also, Phase I and Phase II environmental studies have been done.
Jane Boston	Since the lake is close to the Bus Park, are there precautions necessary to protect the lake if there are any significant events in the Bus Park?	The Bus Park is not in the lake watershed area, and the topography is such that events in the Bus Park, such as flooding, do not naturally flow to the lake.
Mark Hayes	Why is Marlborough different than Hebron in terms of success of a Bus Park?	Marlborough is on Rt 2, and this area is the next opportunity in the corridor from Hartford.
Mark Hayes	Can the Bus Park recommendations be revisited in terms of confidence level?	Yes, but some points to consider are that the town did not want the property to be developed as residential and an intersection of major roads is always a desirable area.
Riva Clark	Who is Marlborough Associates?	It's family partnership that owns 22 acres adjacent to the town Bus Park property. It is currently 5 parcels of residential property. They have bought into the Bus Park concept and want to participate in a commercial endeavor. They will be subject to the new zoning regulations and design standards.
Jane Boston	Have there been any recent discussions about public water for the Bus Park? Is there enough water to service the site?	Peter Hughes recently sent correspondence to the water provider asking for a status. It is estimated that 65K gallons per day will be needed to service the site with complete buildout. The number of wells needed, including yield will be added to the plan. There was an explanation of where public water currently exists in town. There have been three water companies since Bus Park planning began. CT Water is the current provider.
Greg Servodidio	What is the basis for the zoning recommendations?	They come from a desired end product with some flexibility. Parking standards were reviewed with Churchill and Banks, based on their experience with some of their other developments.
Greg Servodidio	Are the written requirements in the report also included in the drawn plan?	Yes.

Greg Servodidio	Can the zoning requirements be summarized?	<ul style="list-style-type: none"> - Reduce setbacks in order for the building to cover more square footage on the lot. - Increase building footprint on buildable lots, because there is a buffer of undeveloped land around the perimeter of the property. - Balance development with wetlands. There are 36 acres of wetlands and steep slopes.
Scott Miller	<ul style="list-style-type: none"> - Need a true buffer along residential lots on Jones Hollow Rd. - With a maximum lot coverage of 75%, visibility goals should always be considered. - On the steep slopes graph – there seem to be cuts into 15% grade. This needs to be minimized. 	Noted.
Jane Boston	Are all precautions being taken for watercourses?	Water basins were added to catch water and there will be devices to catch and purify debris. All vernal pools were identified and studied previously and these will continue to be monitored throughout the development lifecycle.
Jane Boston	What is behind the Bus Park?	There is a 22-acre parcel with an easement to Parker Rd. There's a corridor that goes to the state forest.
Scott Miller	Does the Rt 2 Jones Hollow bridge look down on the property?	Yes.
Mark Hayes	Question to Scott Miller – is Marlborough striking a balance with other communities and are we attractive?	We have a variety of permitted uses and properties that can be maximized. Peter Hughes added that it is a big advantage to a developer when they can come to a town and get the detailed information provided by this plan.
Jim Fox	Is it necessary to create the architectural perspective in the text?	This can be done. Also, parking and lighting aspects will be added to the text.
Jim Fox	Will residents come to the site for recreational walking?	Yes, and there is also the possibility of a fitness center on the property. There will also be clarification that a permitted use is an indoor sports facility.

Mike Dougherty discussed proposed Rt 66 improvements under two scenarios:

- Partial buildout of town property
- Full buildout of all three parcels

Greg Servodidio	Can the existing right-of-way on Rt 66 accommodate road expansion?	Yes, the majority of the four lanes of the road are within the right-of-way. Title searching and negotiating with the state is needed.
Scott Miller	There are six traffic lights planned within a mile radius in the town center, Rt 2 exit ramps and the Business Park. This seems excessive.	The lights at the Rt 2 exit ramps will be triggered only be need. There will be a determination if other lights can be handled this way.
Jane Boston	Figure 11 in the document makes it appear that it will be difficult for trucks to navigate into the Bus Park.	The plans take into consideration that trucks will be entering the Bus Park.
Jane Boston	Can a traffic study be done to see the impact of additional traffic to neighborhoods coming off the highway?	Yes, alternate flows can be identified.
Bill Black	Are tandem trailers allowed on state highways, such as Rt 66?	Will check into.
Mark Hayes	When will these reports become dated and how soon do we need to jump on this?	This document will be appendix to the Plan of Conservation and Development. There needs to be a conclusion about how development will occur. There is 2-3 year window before the information loses value. Zoning regulations and State Traffic Comm involvement can be done in order to keep momentum going. Engineering can be done. STEAP grants can be applied for. If economic stimulus can be used to bring sewers over, then that can be planned. \$200K is needed to design the town portion.
Joe LaBella	Can funding be requested in this year's town budget?	A capital engineering request will be made.

Greg Servodidio commended Milone and MacBroom for a job well done.

Peter Hughes stated that any further questions or comments on the material may be directed to himself or Bill Black. The report will be finalized by the end of March, with the final public session scheduled for April or May.

4. ADJOURNMENT

The meeting adjourned at 8:53 p.m.

Respectfully Submitted,

Kathryn Parker
Board Clerk