

May 26, 2022

**Bolton – Coventry Gateway
Economic Development Commission Subcommittee
Meeting Minutes**

Call to Order: The meeting was called to order at 6:08 pm by John Elsesser. The meeting was hosted via Zoom internet conferencing and in conference room b at town hall.

Roll Call: Barbara Barry, Carolyn Gerrity, Rick Conti

Citizens: Andrew Ladyga

Absent: Tim Liptrap

Town Staff: John Elsesser, Town Manager; Eric Trott, Director of Planning and Development,

Adoption of Minutes:

A motion was made by Conti and seconded by Barry to adopt the minutes from the April 28, 2022 meeting as presented. The motion passed unanimously.

Marketing of Bolton/ Coventry Gateway Node for future development opportunities:

: Sewer grant application for community funding submitted

John reported that Congressman Courtney submitted the grant to the Appropriations Committee and the Congressman feels confident that the grant will proceed and be supported through the process. The grant is in the amount of \$1.5 million dollars and may be available next spring. The grant requires a 20% match, which could come in the way of the sewer assessments.

: Zoning implications – compatibility between Bolton/Coventry

A meeting was held between Bolton and Coventry planning staff and Rick Conti to explore the idea of developing compatible Zoning Regulations that would be adopted by both towns that would encourage appropriate and guided growth at the node.

The concept of a Special Development District is being considered. The regulations can be tailored to attract certain uses and provide streamlined administration of applications on uses that meet the vision of the zone. This creates confidence with developers and enables the growth that is being envisioned by the Town.

Rick offered to develop a matrix of zones and uses between the towns to create the beginning of a database of existing features and information. This will enable the consideration of uses that are desirable and not desirable for the node. A draft has been prepared and will be reviewed by the planning staff.

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Rick provided an initial overview of his observations on the findings in the matrix.

: Current marketing efforts of Ladyga property

Andrew provided some background on how he envisions his property to be developed.

: Update on sewer extension status

WPCA staff met with the Town of Bolton and the idea was discussed involving the Town joining the Bolton WPCA as opposed to being a customer. Overall, the meeting went very well and the conversation will continue. The Bolton sewer service area map will need to be amended to include the Coventry service area.

The project is viewed as being relatively straightforward in the design and implementation. It could be developed in a timely basis.

Community water is a key ingredient in the development of the node. The only community water system in close proximity is the Twin Hills District. One idea is that CT Water Company or a developer could be involved to assist the District to provide water to the District as well as the sewer service area. This would further the goals and potential of the node development. A discussion occurred about the development and management of community water systems.

: Status of cannabis establishment regulations and Housing Affordability Plan:

Eric provided an update on the development of the cannabis regulations. Draft regulations are being prepared and it is expected that they will be available for the PZC in June. Public hearings could occur in July prior to the moratorium.

The Housing Affordability Plan continues to be developed. A draft is expected to be submitted to the PZC at the June 13 meeting. A public hearing is anticipated for the end of July.

Adjournment:

The meeting was adjourned at 7:00 pm.

Respectfully submitted,

Eric M. Trott
Director of Planning and Development