

July 28, 2022

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

Call to Order: The meeting was called to order at 6:32 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 (left meeting at 6:20pm),

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 Gerrity and seconded by Barry to adopt the minutes from the May 26, 2022 meeting as presented. The motion passed unanimously.

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

: Sewer grant application for community funding – status

No new word from Courtney's office. The matter is in the Appropriations Committee and will go to the Senate in the fall. John spoke to the Manager from Manchester and they will be scheduling a meeting to proceed with an amendment to the sewer service area. They would like the Town to be a member on the board as opposed to a customer. The goal is to have the inter-municipal agreements in place in the early fall so that the process is streamlined after the funds are made available.

An engineering firm will need to be selected to do the design of the new system, which would be the next step in the process.

: Zoning implications – compatibility between Bolton/Coventry

Bolton and Coventry Planning Staff met with Atty. Rick Conti to begin a dialogue on the potential of compatible Zoning Regulations between both towns. Rick prepared a matrix that illustrates the nature of the existing regulations for both towns to assist in creating an inventory of the current zones.

Town Staff has not completed the review of the matrix to insure accuracy. The next step will be to complete the review and then reconvene Staff and Rick to discuss in more detail the zoning

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mechanisms that could be employed. Rick and Eric agreed to examine the respective POCDs for each town to determine consistency prior to establishing regulation priorities. Eric will research this and forward the results to Rick to include in the matrix.

: Current marketing efforts of Ladyga property

Andrew provided a brief update on the status of his marketing efforts.

: Update on sewer extension status

See notes above relative to the grant status.

: Status of cannabis establishment regulations and Housing Affordability Plan:

The Town Attorney has developed the draft regulations for the Commission's consideration. The Commission has preliminarily agreed to the content. A public hearing is anticipated in October. The moratorium will need to be extended to allow for additional time to adopt regulations. The public hearing for this will occur in September.

The Housing Affordability was adopted by the PZC on July 25.

: Next Steps:

Continue work on the development of draft regulations for the Bolton Gateway Node, cannabis establishment regulations, and execution of the Housing Affordability Plan.

Adjournment:

The meeting was adjourned at 7:03pm.

Respectfully submitted,

Eric M. Trott
Director of Planning and Development