



Business Corridor Steering Committee Meeting
Tuesday, February 25th, 2014
Planning and Development, Conference Room at 5:00pm

Meeting Minutes
APPROVED 3/25/2014

Present: Victor Bergeron, Roz Caplan, Jim Feleen, David Putnam, Marty Davis

Absent: Thomas Rock, William Greenrose, Richard Walrich, Russell Fowler

City Staff: Mike McCrory, Interim City Planner & Nancy Merrill, Director of Planning and Development

Agenda, Minutes of Jan. 7, 2014 approved

Motion by: Mr. Feleen

Seconded by: Mr. Davis

Vote: Unanimous

Presentation and Discussion by Mike McCrory with City Plan Map handout

Presentation included:

- explanation of current use and density analysis findings and potential for fill in residential development
- ratios of useful areas for development
- percentages of commercial property floor ratio areas

Discussion followed regarding the possibilities of higher utilization, possible division or differentiation of B-2 zone into more detailed subsets for areas of use. There was also discussion of possible parking issues, traffic impact. The need to explore why businesses move and how to predict where stores would prefer to locate.

Mr. Davis brought up the need to determine traffic patterns and inconvenience to the citizens.

Mr. Putnam brought up the need to determine impacts on quality of life.

Mr. Bergeron addressed the need to be respectful of residential needs within the B-2 zone

The next Agenda item was Storm-water Impact.

Discussion followed regarding various options regarding storm-water, state regulations are in place currently, however the city could also implement guidelines or even regulations of their own.

Mr. Feleen requested clarification and perspective on storm-water management.

Mr. McCrory explained current guidelines on ground disturbances. He delineated the 100,000 sq ft. disturbance in normal use area vs. 50,000sq ft. for areas near the Sugar River or wetlands. He also suggested use of swales and other possibilities.

Ms. Merrill presented the new federal guidelines on water quality that will be enacted in the near future.

Mr. Davis then suggested how important it is to address simple guidelines such as grading properties and rain gardens.

Mr. Folta Ward 3 asked what the consequences of storm-water are currently.

Ms. Merrill addressed the question, and explained how run-off affects residents currently and that there are no impact fees currently in place.

Discussion followed on remaining a business friendly model while also addressing these issues.

Ms. Merrill then discussed the 1 year grant timetable and the need for monthly meetings through June. She also addressed the requirement to draft the package for the legal department at that point and then to continue to address issues past that point.

The next agenda issue was Signage.

Ms. Merrill made a short presentation on current sign regulations and one size fits all approach with 16 sq ft. The current industrial signs work but the downtown is a bit confusing and the issue of LED lighting not being addressed because it was not an option when the regulations were enacted.

There followed a discussion on ways to clean up temporary and old signs, look at guidelines for specific signage. It was also brought up that signs should reflect sizes of buildings. Mill buildings could have larger signs; smaller locations would be limited to smaller signs possibly. Another item was open flags, sign lighting and scrolling signs.

Motion: To adjourn the meeting.

Made by: Mr. Putnam Seconded by: Mr. Bergeron at 6:10 PM

Vote: Unanimous in favor.

The meeting adjourned at 6:10 PM.

Respectfully submitted,
Hani Boeck