

FEBRUARY 22, 2013

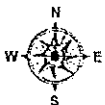
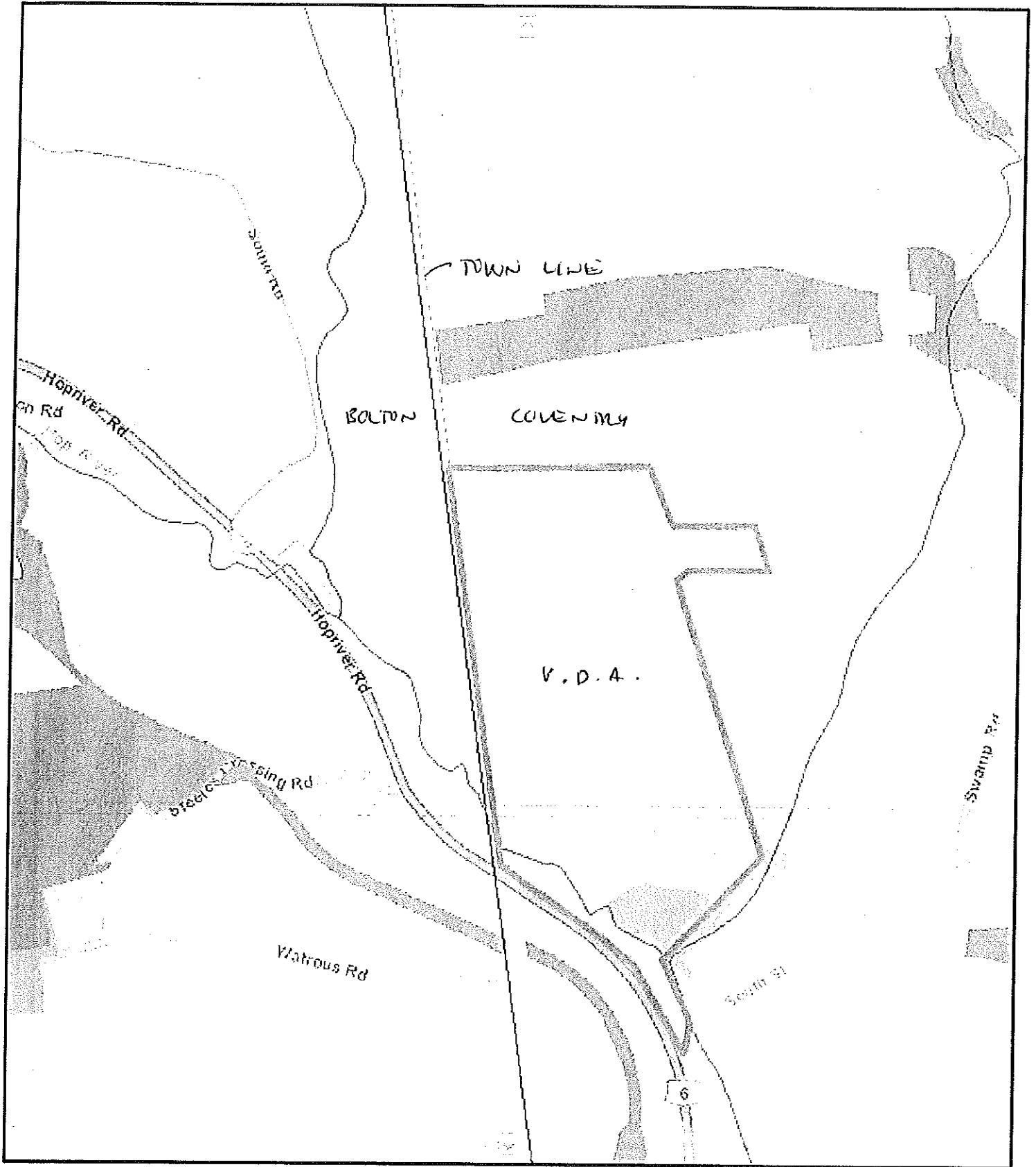
TOWN OF COVENTRY – DRAFT STATE PLAN OF C & D PUBLIC HEARING COMMENTS

The Town wishes to comment on two specific recommendations that were not addressed in the draft Plan and urges consideration of the information that was previously submitted and will be reviewed this morning during the hearing.

: COVENTRY RIDGE – The subject location is at the intersection of State Route 6 and South Street at the Bolton and Coventry Town line - **recommendation** – *Change the designation from Priority Conservation Area to Village Development Area*. The Town of Coventry participates in the RTE 6 Regional Economic Development Council and has actively been involved with two significant planning studies to guide the long term growth, land use and economic development in the RTE 6 Corridor, which includes the Towns of Bolton, Andover, Coventry and Columbia. An award winning land use plan and recently completed transportation plan, both of which have been endorsed by the individual towns, recommend the creation of a village node on the subject property. The development scope that has been visioned by the Council and Town focuses the development away from the Hop River and to the more amenable locations on the site with a mixed-use village style development arrangement. This large acre parcel has been recommended to be developed in a commercial manner by the Town for over twenty years and had been the subject of multiple large scale development approvals. The property now bears a community accepted vision for a village style node development in the RTE 6 corridor. We believe the recommendation is consistent with the local and Regional Plans as well as the growth management principles recognized in the Plan. Further, we believe that this change will encourage the ultimate realization of economic development of this key property in the Corridor.

: BOLTON GATEWAY NODE – The subject area is on State Route 44 at the Bolton and Coventry Town line - **recommendation** – *Expand the balanced growth area further to the east and along the north side of RTE 44*. This location is referred to as the 'Bolton Gateway Node' by the Town due to the fact that it is the common boundary with the Town of Bolton and its associated mixed use corridor that extends from the Coventry line to State Route 384. The Town's Plan of Conservation and Development has identified this nodal location as a focus commercial development area since the 1970's due to the existing commercial uses, high traffic count and continual zoning designation to support the development. The proposed extension better incorporates the commercially used and zoned properties on RTE 44 that are reflected in the local and Regional Land Use Plans as a mixed-use commercial node and coincides with the RTE 44 planning efforts of the Town of Bolton. Although there are agricultural soils identified behind the properties on the south side of RTE 44, they are out of the scope of the proposed expansion and the zoning boundaries of the Town. The area is currently developed in a mixed-use fashion. In fact, several mid-sized commercial development approvals have been issued in this location over the past several years. The Town is currently working with the State Department of Energy and Environmental Protection and a consultant to prepare a sewer use study for the subject area as well as locations further east on RTE 44. We believe the recommendation is consistent with the local and Regional Plans as well as the growth

management principles recognized in the Plan. Further, we believe that this change will encourage the ultimate realization of economic development of this key node in Coventry.

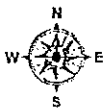
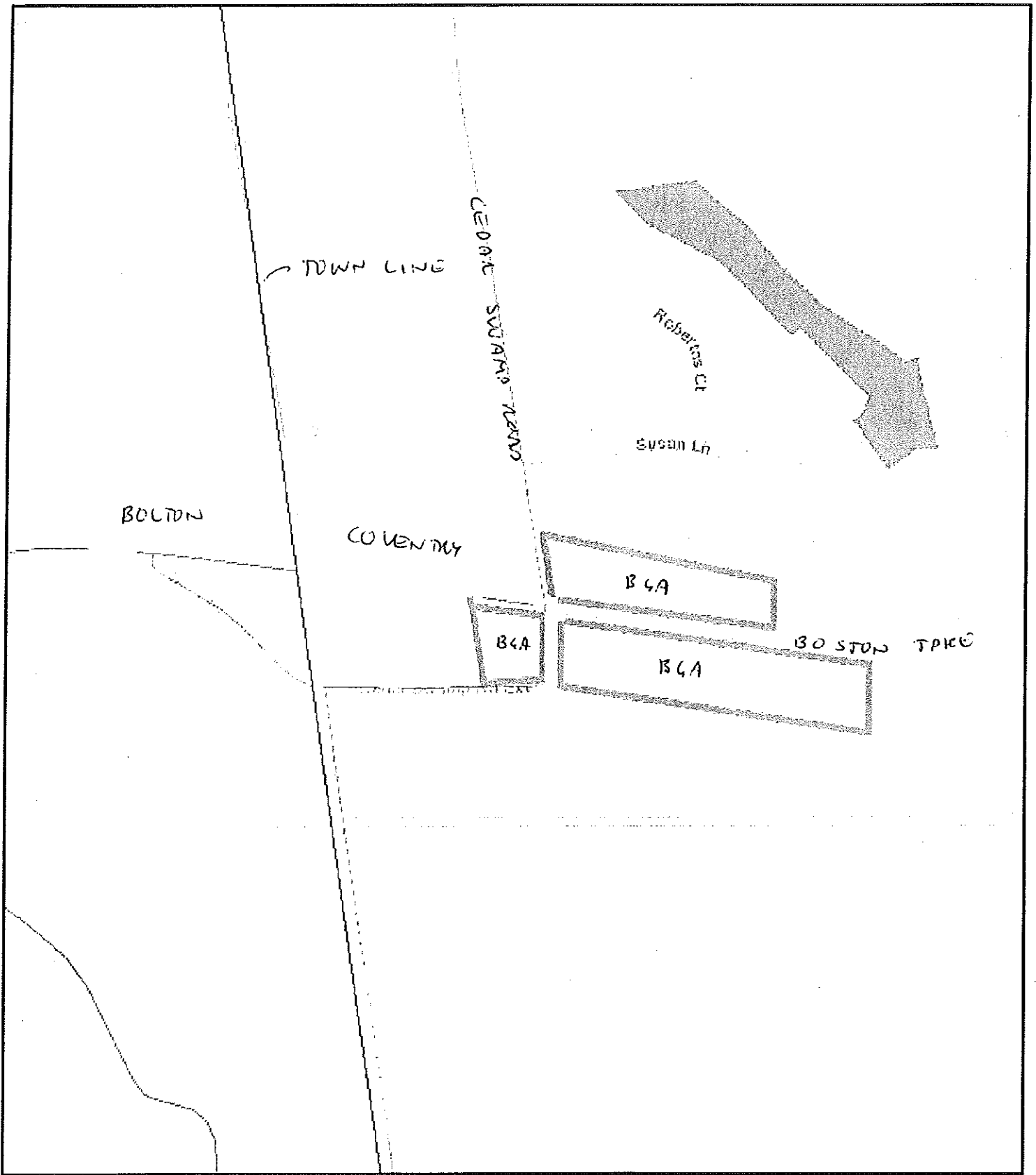


## Coventry Ridge

*Proposed Village Development Area*

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## Bolton Gateway Node

*Proposed expansion of balanced growth area*

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