

Correspondences Received Between noon, April 21 and
4:30 p.m. April 25

April 25, 2016

Dear Planning and Zoning Commission,

Tolland has long struggled with paying for the cost of its services. We should not lose sight, that affording quality schools and services is the heart of the discussion about the Tolland Village. No one wants higher taxes, and, looking forward, it is not possible to continue to do more with less. I voice my strong support for continuing down the path of wise economic development. I support moving forward with this project, while expecting the developers to work hand in hand with us, ensuring that it is done right, in harmony with our community. I envision a vibrant town center. I envision a village community the integrates with the Tolland community. I envision, just for one example, grad student residents becoming integrated into the community and deciding to stay, moving into a home, because Tolland is a desirable place to raise a family. Toward this, I envision an inclusive process where residents are invited by leaders and developers to help make it happen. In recognizing the complexity of what we face, It is impossible to bring it to a simple YES or NO . I am not a natural proponent of development. I cherish the character of Tolland. However, we must prioritize the facts and align with the future we want. We can not let this decision turn us into something we don't want to become. Similarly, We can not afford to be stymied by our fears.

Currently, our current town economics are barely sustainable. The quality of roads is a metaphor for the condition of other services, including our schools. For our schools, we are making progress, continuing on a plan we began a little over a year ago. We are making wise, necessary, investment in student instruction and in preventative maintenance of neglected facilities. However, it is precarious. First, the budget referendum must pass on May 3rd. Second, I am very concerned looking forward, because of our limited current funding sources. Asking for more significant local tax increases is not an answer and we have only so much opportunity for increased commercial revenues. Therefore, we must use what we have wisely. We must leverage our assets, mainly our proximity to UCONN and our easy access to I-84. I find the potential for doing this very exciting. The scale of the this current proposal is one side of the coin. It is balanced by the other side, the integration into the community. At the center of the debate is the question, **"What, for me, will make this project look, feel and act as a harmonized part of Tolland's town center?"** Invite lots of perspectives. What if there was a small, multi-use movie theater, that also complimented to the available meeting space at town facilities? The project feels to me like a huge opportunity. As an engaged resident, I look forward to participating with others as we move forward, focused on what our town becomes, focused on providing needed economics. I would never feel this way if we were discussing a project that negatively change the character of town, regardless of the revenues it brought. I wouldn't support a big-box store., nor another strip shopping plaza., nor stand alone apartments. Lastly, to those who feel passionately about this project, a word of caution. The TVA meeting at Tolland Pavilion was not Tolland at its best. Regardless of your opinion, your behavior speaks for our community. It speaks for how we treat each other and expect to be treated when we engage in important decision making. Some suggested ground rules:

1. Be willing to listen more than you talk. Avoid use of avoidance, deflection, anger, retaliation. Avoid blame.
2. Professionals and leaders: Directly and transparently address the main questions. Community: Respectfully show the patience to hear it. All: Respect each other.
3. Accept the complexity of the situation without forcing an agenda. Identify the questions without easy answers.
4. Find opportunity in common, what we are for, as together as can be, through a process that embraces dissent.

Tolland is at it's best when we listen to each other, when we respect others opinions, and feel free to express ours, especially in areas of disagreement.

Respectfully,

Sam Adlerstein
164 Pine Hill Road

My name is Greg Williams, 21 Chelsea Circle. A Tolland resident for 21 years with my wife and 3 kids. Since 1991 – at age 23, I have been an active volunteer member and leader on several nonprofit boards and commissions for over 25 years in our town – all focused on serving our community – whether it be as an EMT on the volunteer fire department or coach, board member and past president of Tolland Little League for 25 years or board member and past president of the Tolland County Chamber of Commerce or current Chair of the Economic Development Commission.

This testimony is my personal testimony vs. that of the Economic Development Commission - that testimony is submitted separately in the form of a video produced by me and Kevin Bouley, Vice Chair of the EDC. Because of my personal and volunteer involvement in the community, it is obviously necessary to clearly separate my roles.

My message isn't a political one or a referendum on the State of CT or Town of Tolland finances, business health, economic forecasts or population migration trends. ***My message is simply one of encouraging a broader and deeper understanding of the development before us before making a judgment or sharing or relying on mis-information.*** I fully recognize that most residents want just that – the information, the facts. And this is the beginning of that process. Up to this point, other developers have been in town to review the opportunities for development and have walked away for one reason or another. We have before us, a developer that wants to work with our community to understand what we would like to see and that would also meet his needs – he can't be expected to develop a project that doesn't work financially. As most long term residents of Tolland understand, Tolland's topography is not particularly easy or inexpensive to develop – whether it be residential or commercial property. So there is a financial threshold that any developer would have to clear. I believe this is driving most of the requested zone changes.

Responsible development is what I think most residents are looking for. And while the proposed zoning changes create a development model with differences from the Tolland Village Area visioning process undertaken almost 10 years ago, that visioning process did not include in-depth engineering studies, traffic studies, development estimates and so on...that would be done as a normal course of the process that we are now entering over the next several months. We all want these answers. The developer wants to provide these answers. We need to partner with him tonight and throughout the application for development process so that we can build something together.

Thank you.

Greg Williams

Heidi Samokar

From: Willett, Walter <wwillett@tolland.k12.ct.us>
Sent: Monday, April 25, 2016 1:54 PM
To: Heidi Samokar
Subject: TVA / Planning and Zoning

Ms. Samokar,

I am enthusiastic about the potential of the TVA project. The school system has faced personnel reductions, as well as other resource constraints. It is my hope that a project such as this, and potentially others to come, will help provide the Town additional sources of revenue. While I am looking for efficiencies within the school system to do all I can to create a fair balance - it is becoming increasingly difficult to maintain the quality education program that the students of Tolland deserve.

Please let me know if there is anything I can do to help.

WW

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Walter Willett, Ph.D.
Superintendent
Tolland Public Schools
51 Tolland Green
Tolland, CT 06084
Phone: 860-870-6850 extension 1
Fax: 860-870-7737

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Heidi Samokar

From: Edwin Siebesma <esiebesma@gmail.com>
Sent: Monday, April 25, 2016 7:55 AM
To: Heidi Samokar
Subject: Thoughts and support for Tolland Village Project

Dear Mrs. Samokar,

I have followed the heated discussion on the Tolland Village Project, but found it difficult to form a clear opinion because there were a lot of opinions, but no comprehensive overview of the project. The recently launched website <http://www.tollandvillageproject.com/> helped me to get a better understanding of the project, the goals and the impact. Now I can say I fully support it.

There seem to be two main main areas of concern: The rural character of the town and the economic impact.

Rural character

There seems to be a lot of concern that this project will hurt the rural character of Tolland. After studying the project, I do not share this concern.

Growing up in the Netherlands I know that with proper planning you can combine a rural environment with viable economic activity. The Netherlands is about the size of CT and MA combined, but with 17 million people. Zoning laws are incredibly strict and development is only allowed in certain areas, so that the rest can be preserved for nature and for the population to enjoy.

The proposed project is concentrated in a very small area, looks well balanced and will in my opinion not damage any of the rural character of our town. The area slopes down and while 5 story buildings may seem high in our town, the fact that the land is lower than the surrounding area will not make it appear massive.

Economic impact

The developer is bearing the risks for this project and the bulk of the tax abatement occurs during the construction period, which is not unreasonable as the developer will not have any income from the project yet.

In the long run this project will improve the diversification of the town and its population and will contribute to a healthy and more balanced tax base.

For about 10 years I ran a software company in the area with about 40 employees. One of the biggest challenges we faced was to get qualified employees. When we found a good candidate that had to relocate to this area, very few ended up in Tolland. These apartments will make Tolland an attractive place to live for young professionals when they start their career. Now most Uconn graduates move away, lets try to get them into our town.

For years Kevin Bouley has been promoting his vision for the tech corridor and getting high quality technical companies to set up shop in Tolland. Companies are hesitant because of the limited housing situation, the lack of more upscale restaurants and the small "eco system". I guess it is a typical situation of chicken and egg, but now that we have a developer willing to bear the risk to invest in the egg, we should embrace it. The proximity to Uconn is a real asset that the town should take advantage of.

I support the Tolland Village Project and strongly believe that with this project we can keep Tolland beautiful, livable, rural and economically viable.

Sincerely,

Edwin Siebesma
166 Charles Street
Tolland CT 06084

Heidi Samokar

From: Gregory Seaver <greg.seaver@me.com>
Sent: Sunday, April 24, 2016 1:29 PM
To: Heidi Samokar
Subject: Tolland Village Area

Ms. Samokar,

For the record, I support the proposed Tolland Village Area. I grew up in Tolland, moved away and relocated back with my family. We chose Tolland because of the rural feel, strong schools and the prospect of the Tolland Village concept (which was published on Tolland.org).

Count me among the town residents who support attracting new businesses and residents to Tolland and are excited about the TVA.

Thank you

Greg Seaver
46 Shores Drive

Heidi Samokar

From: David K. Schmid <davidkschmid@gmail.com>
Sent: Monday, April 25, 2016 7:46 AM
To: Heidi Samokar
Subject: TVA Zone Change - Support

Importance: High

April 25, 2016

Heidi Samokar
Director of Planning & Community Development
Town of Tolland

RE – SUPPORT FOR TOLLAND VILLAGE PROJECT TEXT CHANGE

Dear Ms. Samoker

Unfortunately I will not be able to make the meeting this evening as I am traveling on business. Please accept this letter in my absence.

As a Tolland resident, business owner in located in town and taxpayer since 1998, I am in support of this text change for the Tolland Village Project (TVP). The TVP project has stagnated and we now have a developer who is willing to risk capital to develop this area.

As a taxpayer, this would provide some potential tax relief as our base of commercial payers is woefully low.

As a resident & business owner, this development would provide more options for dining, retail and close by hotel spaces for friends and visitors to our business to stay.

My business is housed at NERAC. We could have chosen anywhere to put this business as we sell our Electric Vehicle Charging Stations nationally. I chose this location for a myriad of reasons to include that it was close to the University of Connecticut and so that myself and my team could be in a collaborative, tech friendly, and innovative environment. Living in town was an added bonus but it would have been as easy for me to be in Hartford or Massachusetts if the ecosystem that we wanted was there instead. This nascent but growing tech community is a real gem for Tolland.

My view is that we should take full advantage of our geographically positioned resource. People drive through our town to go to Storrs. Why would we not want them to live, work and spend here as well in a well thought out and well done development.

I lend my full support to the Tolland Village Project in its newly proposed format and would hope that my fellow citizens would as well.

Warmest Regards

Dave Schmid
Managing Partner, Juice Bar Electric Vehicle Charging Stations

Heidi Samokar

From: Scavone, Jack <jack@all-phasect.com>
Sent: Monday, April 25, 2016 2:08 PM
To: Heidi Samokar
Cc: Steve Werbner
Subject: TVA letter

Importance: High

Heidi,

Please forward this letter to the chairs of the following: Town Council, Economic Development Commission, Planning & Zoning Commission etc.

I have been involved from the inception of the visioning workshops in the creation of the TVA zone area

With the creation of the zoning ordinances to make the TVA a reality

With the updating of Tolland's plan of conversation that will conserve our natural resources

In numerous conversations with stake holders & developers during my terms with the EDC, PZC & the Town Council

I am strongly in favor of this development for many reasons:

It will significantly add to our tax base

It will significantly add to our housing stock that we are in much need of (affordable housing for people that want to stay in Tolland but do not want to own or take care of a home any longer)

It adds to a thriving, walkable hub to our town (the ability to walk from our parks & recreation area's to a thriving business district & the Tolland Green area)

It will provide a public transportation node for residents to travel to the mall, Hartford & UCONN events

It will add much needed services in Town (i.e. a real restaurant/(s), a central perks type coffee shop, a park like setting to the wetlands area etc.)

And for the 30 plus years of living in Tolland – a place to have an event & to have out of town relatives stay in town instead of staying 20 miles away in Manchester

It will add town entrance from the highway that we can be proud of

Though out the process over the last 7 years – this development addresses the wants and needs that the community asked for during the process

Please make every effort to approve this development – It is good for Tolland!

Thank you for your service to our community,

Jack

Jack Scavone

35 Charlotte Drive
Tolland, CT 06084

Heidi Samokar

From: David Morfit <morfitd@gmail.com>
Sent: Monday, April 25, 2016 2:08 PM
To: Heidi Samokar
Subject: TOLLAND VILLAGE AREA PROJECT

Hi,

I want to share my concerns with the current proposed zoning changes for the Tolland Village Area project. While I am in support of adding new revenue generating sources to the town I feel that the project as currently proposed is not fitting with the character of Tolland. Five story buildings are just too large to fit with the town. I hope that the commission will work towards modifying the regulations to reach a compromise while not changing them too drastically.

Sincerely,
David J. Morfit
88 Sandy Drive

25 April 2016

TO: Tolland PZC

Dear Commission,

As regards the proposed 'University Gateway Village',

I am opposed to the application for the following reasons:

1. This usage is overly intensive for the proposed site.
2. I am opposed to having a 4 and 5 story buildings at the very edge of Tolland's Historic District. These buildings will be unsightly eye-sores to the now historic and bucolic appearance we now maintain.
3. The placement of 368 rental units at that location will make traffic conditions unbearable for all local denizens and the large number of units will ultimately leave residents with a taxation problem to support the education system for the children that will potentially occupy the residence dwellings.
4. I am opposed to any change of zone. The current zone, Village District', was established to provide the Town of Tolland the opportunity to have reasonable non-intrusive business services available to its residents without destroying the 'village' appearance we currently try to keep; and that planning should be maintained.
5. The proposed project overlays a major water aquifer.
6. Though, I have not walked the property, my recollection is that there are significant wetlands which will be affected negatively.
7. I am opposed to changing set back requirements. All other town residents must adhere to set back requirements. To change the required set back requirement utterly defeats the reason these set backs were instituted. This is especially pertinent when the immense scale of the proposed project is taken into account. If anything, the setback requirement should be increased to maintain the esthetics of any major project in that location.
8. The inclusion of 'drive through' is tantamount to giving approval to 'fast food' type operations and all the traffic, litter, and disturbance they bring.

As a general level of comment, I wish to say that a project proposed to serve the needs of the University of Connecticut should more appropriately be located within the town of Mansfield.

The proposed project is overly ambitious for its location, does not serve the best interests of Town residents, and has the potential to create a taxation burden upon residents to supply the needed education, town safety services, and administration services that will be required.

Finally, there is already substantial traffic congestion at certain times in the nexus of roads around the proposed project. Approval of this project will only exacerbate that congestion and contribute to the likelihood of greater number of traffic accidents.

Thank you for having received and taken this letter under consideration.

Ralph Mazarella
16 Joe Sabbath Drive
Tolland, Ct 06084
860-875-9685

Heidi Samokar

From: Donna Lumia <djlumia@yahoo.com>
Sent: Sunday, April 24, 2016 11:07 PM
To: Heidi Samokar
Subject: Please reject proposed zoning changes

Dear Sirs -

I implore you to reject the changes to the Tolland Village Area that the developer is requesting to accommodate its recent 4/2016 request. This area is already sufficiently zoned for development with allowances for a 45 foot hotel and 3 story apartment buildings. Please do not let the need for "bigger" destroy the character and charm of our town. Bigger is not better. More is not better. I moved here hopeful Tolland would always be a safe, welcoming, non commercial area. I feel these changes and this developers plan will make my property value go down and render it harder to sell should I desire to leave. This (and immediate increased safety and traffic needs of this plan) will offset any supposed lower taxes I'd see based on revenue this project generates. One only needs to look to Manchester, CT and see what time does to a town as its development ages and observe its impact on all the town does - schools, safety, public works, services, town character, property value, etc. We don't want Tolland to be like that!!! We have sustained just fine without commercial development and that's why many of us moved here. Where would you want to move to?

This will not be the only project that ever comes to the table. Yes, it has taken a while to get a bid, and I have read this developer will leave if these requirements are not met, but there will be others. Please let's be as mature as we implore our youngsters to be and say no and wait for the RIGHT thing to come. Let's say no for the children and young families who would need to live with the repercussions of a Tolland destroyed. Like we preach to the youth "good things come to those who wait." Please say NO to these changes and this WRONG project. The right one will come along some day and our youth deserve our patience to wait for it.

Thank you for your time.

Donna Lumia
93 William Way, Tolland, CT
Sent from my iPhone

Heidi Samokar

From: Gina Longo <ginamarielongo@gmail.com>
Sent: Monday, April 25, 2016 12:34 PM
To: Heidi Samokar
Subject: Tolland Village / University Gateway

Dear Ms. Samokar,

I am writing in opposition to the proposed plans and zoning changes for the Tolland Village also known as University Gateway. My concern lies with the zoning changes including multifamily housing and shops geared toward the University of Connecticut staff and students. While I am progressive in my wishes for new shops and restaurants in town, I believe those should fit within our current zoning rules. I feel it is a slippery slope to make the proposed changes including building height. My concern also lies with the need to have to reevaluate our law enforcement and fire department resources. My father was the resident trooper in town for many years. He was a very busy man. I feel the current elements of the proposed housing will increase the need for more services. It would be very unfortunate in a real emergency to have our police and fire department tied up *possible* issues at the Village. During my time spent as a student at Uconn there were multiple fire alarms per week, sometimes per day. Just to name an example.

I believe the proposed plans will change our town in a way that many of us moved here to avoid. I feel that "mom and pop" businesses will suffer from chain restaurants and coffee shops. I am all for change and hope upon review we can work together as a town to come up with a more pheasible plan that we are all in agreement with. I also do not believe in a 10 year tax abatement plan for this project. I urge you to listen to what many of us have to say. Thank you for your time and consideration.

Sincerely,
Gina M Longo
268 Hartford Turnpike
Tolland, CT 06084

Heidi Samokar

From: aaron irwin <mashirwin@gmail.com>
Sent: Sunday, April 24, 2016 8:02 PM
To: Heidi Samokar
Subject: New zoning laws

I would not like the new plan to allow 5 story larger buildings to pass. I would be willing to support a smaller scale plan if there is one. I was wondering if they ever thought about adding to the Big Y plaza and behind it.

Aaron Irwin
302 Baxter St
Tolland, CT

Heidi Samokar

From: Ed and Cheryl Gervasi <edcheryl@comcast.net>
Sent: Sunday, April 24, 2016 5:03 PM
To: Heidi Samokar
Subject: Revised Zoning for Apartments Route 195 Tolland Center

Edward Gervasi
351 Old Post Road
Tolland, CT 06084

Ladies and Gentlemen of the Planning and Zoning Board, Tolland Residents;

I am sorry I could not be present to talk tonight. I want to take some time to discuss my feelings toward the proposed apartments behind the Tolland Mobil on the Center side of Route 195 in Tolland Ct. I also want to say that it is good that you all want to find ways to increase the tax revenue for the town of Tolland Ct but again we want to make it great for the developers to bring work into the town but we should tell them what our guidelines are for the town. These guidelines are in place for a reason and had research to get them in place.

1. As I understand they are asking for relaxation on some of the regulations but this is benefitting only the developer and not the long term results if this is to be approved. The entire package should be up to the residents of Tolland and not a few zoning officials for something this large.

2. I also understand there could be tax incentives for the developer but this is a detriment to the town. This much business and extra residents could entail the need for more Law enforcement for one which the town has previously been against. Are you all ready for this?

3. Are you also looking into changing the esthetics of this quaint town? We have a rating due to this. Yes we have a large building with the sports complex but it is not taxing the town and it is not near the town center. This beautiful town center is one of the hallmarks of our Best Town status.

4. Do any of you live near this area? We do and if it was only two stories and it generated income right on would make things a bit easier to swallow. But 5 stories and incentives for near (8) eight years is not in any interest of this town and its taxpayers.

5. What about sewers? The developers must pay for this. Who will pay for that or any other incremental costs. Has anyone looked into the additional costs the developer wants Tolland, CT to pay for?

In closing, I ask this all be considered. This does not sound very complete thus far.

Sincerely;

Edward L. Gervasi

Dear PZC members,

I urge you to vote against all of the changes to the 2011 TVA guidelines that have been requested by potential developers.

My husband and I moved to Tolland 45 years ago. We loved the town then, and we love it now. We didn't move here because we expected to make a profit on our monetary investment; we moved here because Tolland offered the quality of life that we valued. As our three children were born, grew up, and moved away, we all became a part of the community through town government, church, the schools, rec. and school sports, other recreational activities, Scouts, the historic buildings and programs, parades, and celebrations. We continue to enjoy the walkable roads, open spaces, small town atmosphere, historic sites and buildings, and proximity to UConn, Hartford, NYC, and Boston. After 15-20 years of living in other places, our children love coming back to Tolland. One has recently moved to Tolland with her family, and another plans to before her baby enters school.

There have been many changes in town in the 45 years we've lived here. Change is inevitable. Change should be positive and can be when choices are carefully examined, discussed respectfully and openly with as many of the residents as possible, and then reviewed and adjusted as needed. I don't believe a desire to lower taxes or to increase the resale value of our homes should drive our choices. I also don't believe that the revised guidelines proposed for TVA (UGA?) will help residents realize either of those goals.

There are many reasons that I oppose the changes the developer has requested. I will only comment here on the ones that are most personal to me.

The first is the negative influence the proposed project is likely to have on Tolland's young people. I have always seen our proximity to UConn as an asset, except when traffic gets backed up due to campus events. I have enjoyed concerts, plays, the farm, restaurants, sports events, and the UConn students who worked with my children on enrichment projects in Middle and High School. It might seem only fair that I would be willing to help UConn out by providing overflow housing for students, since the citizens of Mansfield seem to feel over-saturated. I believe, however, that the welfare of our Tolland young people, especially our middle and high school students, has to be our first priority. I foresee many dangerous situations when a large public recreational facility, centrally located, but surrounded by woods, is put in close proximity to unsupervised living quarters of a large number of college students, whether they are graduate or undergraduate students. One of my children lived in an off campus apartment complex near UConn about 15 years ago. She was horrified when I told her about this new development plan. She said that even though the police were "always there", there were still drunk people wandering around, loud parties, and cars burned in the complex. She said that some of the students were not full-time students, some had been "kicked out" of the dorms for unacceptable behavior, some had flunked out and their parents didn't know it, and some had graduated but didn't want to move on. Now that she has grown up, she wishes she had chosen to live in the dorms, and she is distressed by the thought that her children and her niece and nephew will be vulnerable to this new influence. Yes, it's the parents' job to monitor their children, but it's very difficult in today's world.

Right now, Crandall Park is a wonderful place to walk, jog, ride a bike, or ride in a stroller. Its playground, ponds, and picnic area are pleasant places for parents and their children to enjoy leisure time. Its fields and courts provide all ages of people the opportunity to develop, practice, and encourage athletic skills and sportsmanship. It's also a place to hang out. Even if every resident of the proposed development turns out to be a model citizen, Crandall Park would possibly be overcrowded or eventually abandoned by the Tolland residents who enjoy it now.

My second reason to deny the request is the impact that a large number of new residents and visitors in that small area will have on nearby roads. The traffic on Cider Mill Road, Anderson Road, and Goose Lane has increased steadily as our town has grown. I don't think anyone could argue that this development would not immediately multiply the traffic and create many problems for the people who live on those streets and some surrounding streets. It is already dangerous to walk or ride a bike on Anderson Road.

Finally, I am concerned about the effect this project will have on the marsh on both sides of I84. My neighbors' fields and the marsh south of the highway are directly behind my house. Several of the fields flood now, as does Cider Mill Road. Approving the requested changes will make it more likely that the area behind Big Y will also be overdeveloped and create even more problems with the marsh lands. I haven't been able to find a study describing the effect this project will likely have on these wetlands.

I found the original development plan for this portion of TVA a hard sell, but I didn't oppose it. I do oppose the requests to change those guidelines. I think the town should proceed cautiously with inevitable change.

Thank you for giving me the opportunity to voice some of my concerns,

April Geissler

238 Anderson Road

Tolland, CT

Heidi Samokar

From: Karin Dutton <karin@afvinc.com>
Sent: Monday, April 25, 2016 12:05 PM
To: Heidi Samokar
Subject: Tolland Village Project

Good Afternoon -

I would like to go on record as opposing certain aspects of the Tolland Village Project (also referred to as the University Gateway Project). As a resident of Tolland who passes through the Green and the TVA several times a day, I hope that we can come to consensus as to what is good for our taxes, while preserving the beauty of Tolland. While amenities, such as small shops, an eating establishment, and walking trails appeals to many of the town residents; the aspects of multiple high rise apartment complexes and a hotel does not. That being said it is understandable that the developer would want such aspects in order to make this venture profitable. While it seems inevitable that these pieces come with the package they should be done so respectfully of the town and add to the historic aspects so many of us fell in love with upon moving to or growing up in Tolland. This new concept does not take that into consideration, nor is this new concept what was proposed when the project first was conceived and agreed upon. I would implore the council to reexamine the town, the thoughts and concerns of the citizens that they are representing, and to do the right thing by keeping the zoning for multi-family buildings at 3 stories, keeping the building width at a 200 ft max, keeping the current building setbacks, and NOT allowing a 55 ft high hotel to be built. If the development is to move forward the developer should abide by the current zoning measures that are in place. This project should be a benefit to Tolland residents not a project geared for UCONN. Tolland is not, nor will it ever be, "Adjacent" to UCONN. Should zoning change and the developer be allowed to build at their will the aesthetics of Tolland will forever be altered. Someone told me "My response is my responsibility." Don't be the judge and the jury on this decision. Please keep an open mind, listen to the community, and vote for a project that serves Tolland, not the developer, and not UCONN.

Regards,
Karin Dutton

Heidi Samokar

From: Copithorne,Brenda <BCOPITHO@travelers.com>
Sent: Monday, April 25, 2016 8:53 AM
To: Heidi Samokar
Subject: Tolland Village

As a lifelong resident of Tolland, CT, I would like to voice my **strong** objections to the proposed plan. Tolland is a beautifully quaint, full-of-history town that I would like to see retain all of the characteristics that make it the charming town that it is. Please don't destroy what has made Tolland one of the best small towns in the entire country! Countless people over the centuries have worked so hard to retain what so many of us have not only come to know and love but to live and raise our families – please don't disrespect our town's forefathers!

That being said, I am not opposed to certain amenities added to the town that would make it an even greater place to live and help with our tax base. But to go from one extreme to another in the blink of an eye with thoughts heavily geared to UConn and not Tolland is just wrong.

I am unable to attend this meeting due to a St. Matthew's Parish Council Meeting however please retain my message to the public record.

Thank you and with respect,

Brenda Copithorne
466 Old Post Road
Tolland, CT 06084

Brenda Copithorne | The Travelers Companies, Inc. | First Party | TEL (860) 277-0103 | EMAIL brenda.copithorne@travelers.com

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Tolland Green Historic District Commission

MEMO

TO: Planning & Zoning Commission

FROM: The Tolland Green Historic District Commission

DATE: April 22, 2016

RE: **P&Z App. #16-2, Application to amend Zoning Regulations. Article III General Regulations**

CC: Steve Werbner, Town Manager
Heidi Samokar, Director of Planning & Development
Design Advisory Committee
Economic Development Committee

Since the TVA abuts the TGHD, and is considered the gateway to the Green, to amend the Zoning Regulations { **Article III General Regulations, Section 3.8 (increase percentage of roof area in TVA that can be covered by features 15 feet above height); Article VII – TVA, Section 7.9 (change setbacks, height, width and other dimensional requirements); Article X – Gateway Design District, Section 10.9 (change how distance between lodging and adult entertainment is measured) and Article XVI – Special Permit Uses, Section 16.7 (allow drive through in TVA and within 100 feet of multi-family buildings)** } at this time is opposed by The Tolland Green Historic District Commission as it has strong reservations about the breadth and magnitude of the proposed changes in their current form.

After attending the Design Advisory Commission meeting it was brought to our attention that the applicant may apply for a Special Permit on an individualized basis pertinent to specific elements during the design phase, rather than amend the entire zoning regulations in the TVA which opens the door to future unforeseen issues. By amending the entire TVA we feel it does not *“support ... the concept of creating a “community focal point, similar to a village-type ‘town center,’ in a walking friendly setting with community gathering spots and shops in Tolland.”* which is what this area was originally designated for, but now appears to be “The University Gateway” for UCONN, as it is titled on the site plan on the town website. The proposed building sizes are more in scale to UCONN and the architecture more closely resembles the new construction at UCONN as well. The intent was not satellite housing for UCONN, with its buses

clogging our roads for residents, but rather for residents with Tolland concerns. **“We design guidelines to ensure that development achieves the vision.”** as stated in the original concept. Let us not be absorbed by UCONN and forget that this is a Gateway to Tolland Green. We are a proud community and must keep our own identity. We request you give careful thought as to who this will benefit more, Tolland Green or UCONN.

Heidi Samokar

From: Cheryl Broderick <cherylbroderick@att.net>
Sent: Sunday, April 24, 2016 3:06 PM
To: Heidi Samokar
Subject: Village Area/?Gateway to UCONN

Hi. I am writing against the proposed University or Village Gateway. I understand this is a commercial area which can be developed but why change zoning for one developer?

I like that no drive-thrus are allowed in the area. Dunkin' Donuts does not have one and I visit it frequently. I do not find it too taxing to get out of my car.

I hate the apartment complex part of the plan. I moved to Tolland from a rural town where a 360 apt complex was put in which caused problems with crime such as drugs, prostitution and murder. This town has few murders but all were related to this complex. It became such a problem that the town put a police substation in the complex. There are also so many children in that complex that it fills a school bus on each run. Can Tolland truly handle an apartment complex of the size proposed?

I urge you to keep the current zoning regulations in place. I support smart development for Tolland.

Thank you,
Cheryl

Heidi Samokar

From: Sue Errickson [REDACTED] >
Sent: Sunday, April 24, 2016 7:08 PM
To: Heidi Samokar
Subject: Fwd: TVA

Sent from my iPad

Begin forwarded message:

From: "Scavone, Jack" <jack@all-phasect.com>
Date: April 24, 2016 at 5:03:09 PM EDT
To: Sue Errickson [REDACTED]
Subject: TVA

Sue,

Please be strong

This is the right thing for Tolland

We have worked for a village area with shops and restaurants

And increased tax revenues

When is your next meeting - I would like to speak in favor of supporting this project

Jack

Sent from my iPad

Heidi Samokar

From: Meredith Sauve <missmerrymacs@gmail.com>
Sent: Monday, April 25, 2016 2:46 PM
To: Heidi Samokar
Subject: Tolland Village

I just wanted to say I was born and raised in Tolland. I went to college and when I graduated I came back bought a house and started a business in this town. Growing up there is only a couple forms of entertainment we had. This town is small but has potential for so much more! I support this project one hundred percent. I can not wait to see what this project brings to the town and the positive affect it will have on the community. I hope this is just the start of making Tolland what it COULD be. I also wanted to make sure everyone on this project knows how much they are appreciated, for their time and efforts. When I was at Tolland High (over 7 years ago) I knew about this project and what was going on. I think this says a lot seeing how as a high school student I was not reading the town articles, newspapers or website. I was involved in my community and saw what the town was proposing and supported who made the decisions because I know you are only trying to help the town.

Thank you and I hope the false information and rudeness that is being portrayed by the group of Tolland citizens (that I should be looking up to instead of rolling my eyes at) is not efforting your day to day as much as they hope.

Miss Merry Mac's
860-870-0070

April 25, 2016

To: Susan K. Errickson, Chair, Planning and Zoning Commission
Bruce Mayer, Vice Chair, Planning and Zoning Commission
Members of the Planning and Zoning Commission at large

Cc: Heidi Samokar, Director of Planning & Community Development/Zoning Officer

From: Bob and Jan Rubino, 296 Weigold Road, Tolland, Connecticut

Subject: Support of P&Z App. #16-2 proposed changes to Article III, GR, 3.8; Article VII, TVA, Section 7.9 and Gateway Design District, Section 10.9.

We are generally in favor of the applicant's proposed changes to the zoning code for four principal reasons:

1. The proposed hotel, shops, restaurants and up-scale apartments are a significant step-away from Tolland's (and other small towns) economic mono-culture of package stores, pizza shops and gas stations. With only 10% of Tolland zoned non-residential, linear thinking suggests the non-residential tax base will never exceed 10%. Only with greater intensification of value-per-footprint of Tolland's commercial and industrial zones will we see a more equitable distribution of tax burden in our community.
2. The proposed development will not require significant investment in Town infrastructure as the Town has already invested in the TVA with city water, sewer down, fire protection (including a Fire Department with a 109 foot ladder truck) and Troop C barracks 3 miles down the RT 74 with discussion for a public safety office on site.
3. As the proposed hotel will be landing out-of-state visitors in Tolland, it stands to reason those visitors will be looking for things to do when they get here: they will be dining in Tolland; visiting our Town Green and the shops and museums that can be found there. In short, as Tolland is the main thoroughfare to UCONN, shouldn't we embrace development that captures \$250/night per car versus traffic and roadside trash from a \$10 per car donut-based economy?
4. The proposed development is a business more lucrative than adult entertainment. As the real-estate value of the neighboring properties will increase with the proposed project, the adult business that currently welcomes visitors to Tolland's historic Green, will leave based on its own business decision.

Article VII of Tolland's Zoning Regulations provides for flexibility in lot sizes, coverage, setback, parking and other standards. In return for this flexibility, the Commission has broader discretion in approvals than it might otherwise have. The business case is clear: a hotel of three stories will not be economically viable. And if not viable, it will not be built. And if not built, the property will be sold to a commercial business more in line with the linear progression business model of Muffler King; big-box pharmacy (two of them); or other low-value/high infrastructure demand business.

Heidi Samokar

From: Polly Painter <ppainter42@gmail.com>
Sent: Monday, April 25, 2016 3:21 PM
To: Heidi Samokar
Subject: TVA feedback

Dear Heidi,

I hope to attend tonight's meeting, though I may not be able to leave the capitol to get there. Please feel free to share my comments below:

To the Planning and Zoning Commission of Tolland:

I am a resident of Tolland and I also happen to work as a policy analyst at the Connecticut state capitol. I write to you in an unofficial capacity though the opinions I hold are greatly informed by my work and the acknowledgment of the fiscal crisis our state is currently facing. The new fiscal reality is one that is shared by all 169 towns across the state as well as cities and towns across the country. We are not alone as we look for ways to bring new revenues into our communities. States all across the country are grappling with how to reinvent themselves amidst the global economy. That ship has sailed and there is no turning back. There is only addressing how we will survive and hopefully thrive as we look to the future.

Tolland is a quintessential bedroom community and I want to keep it that way. But the status quo is not an option. The financial status quo is unsustainable. The state fiscal crisis demands that we make changes at the local level because we cannot depend on revenues from the state to maintain life as we know it and love it in Tolland. **If life is to stay the same in Tolland, change must happen.** For our schools to continue to be some of the best in the country, change must happen. For our hiking trails and roads to be maintained, for our senior center to support our elderly loved ones, for our children to thrive in our neighborhood schools, change must happen. The Tolland Village Project is a creative and innovative plan to bring about that change.

The plan before us proposes to build in a way that fosters our New England character while targeting its impact in an isolated area off the highway. I am grateful to the proponents and creators who have worked hard to retain the character of the community while planning for ways to bring in the much needed revenue and resources that will sustain us long into the future. I look forward to congregating on Main Street, where neighbors and loved ones can meet and young people will choose to live and work. This development will bring in revenues that will not only help to retain the town's character, but will foster community building with our neighbors and friends. The 9 Core Objectives and Considerations serve as an excellent blue print and I fully support their development.

For the naysayers who advocate for the status quo, I agree with them. I love Tolland the way it is. I want it to stay the same and be even better, as this plan proposes. I welcome others who have plans to maintain what we have that are as comprehensive and well thought out as the TVP. In the absence of alternatives that will sustain life as we love it in Tolland, just saying "no" will not help us find a path forward. It will only obstruct our path to finding a solution. **If life is to stay the same in Tolland, change must happen.** I encourage neighbors to work together to find a compromise we can all live with. This plan is a wonderful beginning and I encourage all residents to support it. I look forward to working with all of you!

Best regards,

Polly Painter

Heidi Samokar

From: Tammy Nuccio <obladeeof3@sbcglobal.net>
Sent: Friday, April 22, 2016 2:04 PM
To: Heidi Samokar
Cc: Town Council; Lynn Bielawiec; Home
Subject: Questions on the current proposed development.

This email has dual purposes, one questions I'm directing at the PZC changes specifically and then a second section that is aimed at the town council, EDC, DAB and other areas.

PZC issues and questions:

Hi Heidi, I have a question, in regards to the comment you made last night about "misinformation" on the drive thru. I was the one who asked the initial question in the planning and zoning meeting. when I asked if the drive thru change would affect other related commercial business the board replied no, then you said it would. At the time, you didn't clarify that it was only in relation to the location of residents from the intercom.

When I then emailed you... which I believe I have all the email correspondences you clarified that we currently have drive thru regulation in the gateway district but this change would affect the TVA zone in allowing a drive thru other than for a pharmacy or bank and that the 100 foot distance would then apply to all other drive thru. Since I received that corrected information that is exactly what I've shared with the public and resent any implication that information that has been shared is misinformation since that initial misinformation came from a town meeting.

So, my question(s) for the PZC.

DriveThru:

Can you clarify, once and for all, what this change in regulation will mean and what areas are currently zoned for drive thru's and what types of drive thru's... what are the regulations that exist for anyone wanting a drive thru at this time?

What, if any, regulations do we have in relation to any drive thru being a 24 hour drive thru which would encourage higher volume and the possibility of busses stopping along the route like we currently see at exit 67. Is there a way to ensure any drive through would NOT be allowed to be a 24 hour attraction?

Also, is there any guarantee that can be put in place to ensure this would not be a fast food complex?

Is a drive thru a high priority to the builders or a must have? Is it a Go / No Go decision?

What is the developer asking for specifically and how will that change the current zoning?

Which areas will be affected by the change?

Building Height / Length:

The developer is asking for changes in relation to the building height, stories, length etc. If this zoning is approved exactly what commercially zoned area's while this change be applicable to? All zones? Just TVA zones?

Is it fair to assume any changes we make for this side of the road will also be in effect for the other side of the road when that is developed?

Adult Entertainment:

In regards to the distance between the hotel and the Electric Blue. The developer has mentioned having a hard wall between the hotel and the establishment and there would be no drive path from one easily to the other. My concern is, oddly enough, being able to scale that wall. If the hotel can be built in a way that maintains the 300 feet I suggest we do that AND have the hard wall to eliminate the ease of going from one establishment to the other. Are there any current regulations in regards to a separation outside of the 300 feet requirement? If not, can we have them added to create a hard divider between the two establishments?

Roads/Drive Paths:

So, I'm not sure where to find this information but the main road, how wide does that have to be? If you've driven down through the Storrs complex (which this development is being modeled after) and you go down the narrow roads where the apartment complexes are you will notice the looming buildings and the narrow drives. We are anticipating having on road parking in addition to the town maintained road. Can you talk about how wide those roads have to be and if they will be similar to what you can see in Storrs which is very narrow and create quite a tunnel towering vision?

Also, from a parking perspective, down below in my email I talk about snow removal and parking bans. What zoning do we have in place in regards to the needed parking for these apartment facilities and how does street width in relation to also parking bands and snow removal fit?

My general statements, questions and requests for the PZC, the Town Council, the EDC, and the DAB

In a more general direction, I'd like to address the current situation as a whole with not only you but the other officials on multiple boards including but not limited to the Town Council, EDC, PZC, DAB etc. I have copied the town council general email above and will be sending this email individually to others via the town website contact application.

I'll be honest, I'm getting a little sick of our officials going around stating any dissenting voice to this development is disseminating "misinformation" and that we need to be chastised. I'll also be honest in that is not how government or elected officials should act, when you see an elected public official reading concerns expressed by "uninformed - fear monger's" or not participating because they do not "care" enough to be more actively involved with their community (by the elected officials judgement of said activity levels) rather than helping them to understand why they support something I feel concerned. If they are elected as a voice for the people they should at least pretend to listen to the people without referring to them as children who need to be kept in line and taught to simply trust their government officials who know best. It has been made clear that the councils understand this proposal in much better detail than the towns people and I've only seen a couple of those elected officials actually go out and generally talk to (and not down to) anyone who has questions or concerns.

Also, in relation to the term "misinformation", it is not misinformation if you are using documents and words that were provided during a public meeting (s)... it is not misinformation if said wording gets CHANGED due to input from residents... it's out dated information that was intended to provide information in one light that was not received favorably and is now presented in another light to gain favorability.

It is not misinformation when you're asked to compare to other towns services or mill rates and any implicated changes when those towns are held up as pillars of what we should aspire to be... that's called speculation, which is something I'd assume anyone would do when presented with a potential issue.

Misinformation is defined as false or inaccurate information, especially that which is deliberately intended to deceive. Speculation on impact and search for supporting information to form an opinion is not misinformation. Word usage is very important when you're accusing people of committing some atrocity like

“intending to deceive” especially when those accusations are coming from elected officials. One may question the accuser if said information is changed based on direct input regarding the negatives or just the wording but overall planning hasn’t changed. Word play is a dangerous game, especially when you assume your opponent can’t keep up.

I have seen multiple posts from elected officials who are quoting to be “concerned citizens”, I’ve seen elected officials posting their support for this project as a whole and expecting people to fall in line because they think it’s what the town needs and I ask, how condescending can you be? Not only that, when conversation ensues, which is the natural case for human nature, we’re told that “there’s nothing to talk about since nothing has been made formal”, apparently there is a lot to talk about since letters are being posted and concerned citizens are posting information with a whole lot of pro backup.

In talking to local businesses people have also been told that there is interest in developing the “other side of the road” of the TVA but when asked at the meeting people were told there has been no plans put forth... of course there haven’t, just like these are the first plans being put forth from the current developer, but it appears there HAS been interested stated and discussion HAVE been had... at this time, after the fallout the town is seeing from this development wouldn’t it be in the towns best interest to have people involved this time rather than skirting the issue with vague communication?

In relation to said communication. At the zoning board it was noted that there would be two notices in the Journal Inquirer and something put on the town website. In light of changes in technology and where people go to get their news I think the town council as a whole should start to look at alternate ways for communication. In a recent meeting with people who are pro/con/undecided for this project when asked if anyone knew about the zoning change to allow apartments 50% of the room said yes and 50% said no. This is a missed opportunity for the town to have more people involved rather than complain that no one IS involved. In relation to THIS specific project I’d wager that the majority of people who are showing up at these meetings (larger than I think some officials want to acknowledge by saying it’s a ‘rather small group’ of dissenters) were not aware of where this project was until the JI article was published on local town Facebook sites.

Like social media or not, trust the dialogue that comes off social media or not, social media is increasingly where people get their news. Perhaps the town should consider a town page on a forum like Facebook, Instagram, or Twitter, where information is shared, meeting’s and agenda’s so people can go there to learn what’s going on and if they want more information they can be directed to the town site? Even OurTolland.org isn’t updated regularly with this type of information, I myself went out and put the Monday PZC meeting on the website because the administrator hadn’t added it or didn’t have the time to add it, we’re half communicating and using methods that I would hope you’re seeing may not be as effective as embracing current trends.

As to the questions that people are posting online, by way of town Facebook pages and such, we have every right as a tax paying citizen in this town to ask the questions that we feel are applicable to us, our home and our community. I have every right to ask the questions these groups may not want to hear in relation to what this change will do to the above mentioned. I follow no one blindly and resent the thought that we as a community should defer to our officials in their Devine wisdom. And with that, we have every right to use whatever method works for us as a community to ask those questions. It’s sad that the town is behind and using antiquated process as the only method available.

The political system has devolved into a court where if you don’t agree with an elected official you are clearly wrong and they are the only ones who are right. I’m sad to see that Tolland is no better in their elected officials than we currently have running our country.

Tolland elected officials have failed us in this. If you are in the circle with more knowledge, as an elected official it is your DUTY to share that knowledge, not to chastise any conversation that is opposite than yours.

Whether or not this is the right development for Tolland, whether or not this is the right development at the time should not hamper the questions or concerns people have, be them valid in the eyes of our elected officials or

that of a child who needs to be chastised. This is a conversation our elected officials SHOULD be having with US... not deterring us from talking. It is a conversation we are ENTITLED to have and we are entitled to have our elected officials actually consider opposing argument... is that not what we should expect from our elected officials?

I for one, will be keeping a very close eye on the elected officials who handle these questions with the due respect any citizen in these boundaries deserves and which ones are not and will be advocating for removal of those people at the next round of elections. And I'll be sure to keep copies of all the times they disrespected the opinions of others who may or may not be in line with theirs.

In relation to this project as a whole and in relation to other developable properties in town.

Requests for more information:

At the Town Council meeting I asked specifically for the town to start the review process of what this development will do to our infrastructure as a whole. Whether or not these questions have to go to the Town Council, the Planning and Zoning, the Design Board, the EDC or wherever else I'm hoping this one communication will get to everyone on the copied list as a request overall.

I'd like to understand, not only this current proposal but overall development and impact THIS proposal will have to those plans. In light of our elected officials concern with misinformation I'd like actual studies and facts and not their opinions also:

Impact to Police, would the overall growth in the apartments cause an increased need for police presence and have an impact on our current budgeted allocation for public safety? Does your answer involve any anticipated increase for the other developments that are currently going on (i.e. Anthony Rd)

Impact to Fire - in relation to equipment, resources, more full time employees and call volume, again with the same question above about an overview of all town growth, not just this one development.

Impact to EMS - same as above. Recently, Tolland was pegged as a "red town" in relation to heroine and opiates abuse. We have seen a marked increase in deaths related to drug use in our area. Apartments are not a driver of whether someone is going to be a drug user or get caught up in the Heroine epidemic. But an increase in population IS a driver. Also, linking us to Fastrack and a direct line to Hartford and UCONN will play part in that increase of availability. What are we currently doing as a town to battle this epidemic and what will we propose from a police and EMS impact with an increase of nearly 500 individual residences here in Tolland in relation to the drug issue we currently have?

Impact to our School system in relation to the current cuts asked for by the BOE, the developer is estimating approximately 20 children in the 369 apartment complex. I'm not sure of which algorithm is being used but assuming that is a low end of the spectrum has the town done due diligence to understand if this increase would have any increase in BOE need. I'm assuming this would be small since we currently are letting teachers go and our enrollment is going down rather than up but when taken into consideration even this low number of 20 could compound when we look at the other proposed apartment development in town.

Impact to the traffic on 195 - I've heard the development on Anthony (this could be total hearsay but I'm not sure so I'm asking) has been put on hold due to DOT concerns with the traffic generated or road usage. Can we find out more about that, one can only assume, since 195 is the connecting corridor, that any pressure put on the roads for the 82 unit apartment would be at least doubled if not more for the current proposed 369 unit development. From what I recall in the conversation with the developer, they worry about the road infrastructure INSIDE the development but any town roads need to be handled via the current town process. What is the expected impact on the town for any road improvements that would need to occur in relation to BOTH of these developments and what is the towns responsibility in those upgrades? Also, whenever UCONN currently has an event we tend to have no less than three officers that have to sit at each

light and man it to maintain traffic. With that in mind, how does all this new development come into play with increased traffic not only during busy times but in relation to everyday travel to and from UCONN? Will we benefit from better traffic patterns or worse? Will we be looking to improve our local road infrastructure to eliminate the need for these officers or no? What is being reviewed from the towns perspective and does UCONN have any responsibility to the town for these resources?

Impact to current water / sewer demand. I know there was mention that THIS development wouldn't put us over our current capacity but how close does it get us? If we were to then develop the other side of the TVA what impact would we expect to have on those same water / sewer sources? If we do meet our capacity who's expense would it be to increase our current capacity? The town or the developer at the time?

Impact of adding multiple apartment complexes is town. Adding 369 units here, plus the expected 80+ units on Anthony road and the lot of land that is currently being listed by realtors to developers as

0 Tolland Stage Rd,
Tolland, CT 06084
83.12 acres
LOT/LAND
\$2,600,000

Listed by:

Developers take Note. One of the last large pieces of land in Tolland ready to develop with close highway access. Potential use for upscale apartments.

Is there a way to know how much of that land is "developable" (in context we're being told the current plot of land is 34 acres but only half of it is "developable"? At this time, has anyone expressed any interest in developing THIS plot of land?

Overarching question is really, at what point does Tolland become saturated with apartments and is that the vision we have for our town?

Can we find out what the current rate of occupancy for the existing apartment complexes are town and do we know the population that is filling them? What percent of that population is school aged children? What population is for UCONN students (grad level or any other) etc?

Lastly, is there a way to understand the tax revenue generated by the existing apartment complexes? Total from the owners and almost equally important but how many of those residents pay vehicle taxes since those are the only tax obligation a renter has to the town. I'd be very interested in understanding what revenue we're generating and for what size complex to do an estimation of what we can expect to see at this new development.

It is important to note with a large part of this market being aimed at UCONN graduate students we will NOT receive revenues from car taxes from them as a graduate student is not allowed to change their residency to in state addresses if they are in class there. Also, this is being marketed with zip cars for rent (will THOSE cars be registered in Tolland or where the Zip car corporate offices are) and a shuttle from 6am to 12am, along with the proposed link to Fastrack... we are highly encouraging this area to be "carless" and rely on public transportation which would erode any anticipated increase in car tax revenue.

Questions regarding snow removal and impact to the watershed area. I have asked the developer to look into this also. From the perspective of this last winter we didn't have much snow but dig back merely one year and we had multiple FEET of snow. As the developer the complex will be responsible for snow removal of all but the public roads. If we have a heavy snow year how will that snow be removed? Will it be piled up as we see at the mall and other large complexes? Will that snow be treated? Will the run off from melting have anyway into the march or surround

wetlands? Treated snow can damage those areas and in a large volume that damage could be significant.

Also, in regards to snow, when it snows the town has a parking ban on public roads. The main road in this complex will be a town road and apartment resident will have parking in front of the buildings, which is the public road we will be responsible for plowing. Where will they park, if not in front of the building, when we have snow. There will not be enough parking UNDER the buildings to accommodate all the residents so this is something that will need to be figured out prior to build, doesn't hurt to ask that questions now.

Question regarding the abatement and estimated increase in need during the seven years. An abatement period is standard business operating procedure, I'm not questioning the abatement, maybe perhaps the three years of 0% but overall not the abatement. My concern here is while the town is looking at an estimated \$2m in expected revenue AFTER the seven years, during that seven years we will collect approximately \$4m in total from taxes on this development. I'm thinking that is a bit low in terms of expected return for the town. Is there a way to change the abatement schedule to be more profitable to the town in a quicker manner?

Also, I don't think it's an unfair question to ask that the town do due diligence in studying the impact of this development to our current tax structure. What can we, as a town, expect to see increase in that seven year abatement in relation to the this project. Those increases will solely be on the backs of the current tax payers, with that in mind I don't think it's outside the realm to ask that a thorough study be done so we know what we're getting into. this development WILL have impact on our services, there is no doubt to that, especially if the developer is responsible for the studies and such only inside the development, we have to understand what we, as residents, are responsible for OUTSIDE the development. See, roads, infrastructure, wetlands, water etc above.

In relation to impact surveys. I understand the developer is going to be getting survey's done in relation to the impacts inside the development. Will the town do independent research to either challenge or validate the developers research? I'd like to see independent research done so we're sure all aspects are being taken into consideration.

I understand many of these questions may not be able to be answered in Monday's meeting so I am asking what is the process for having my questions looked into and answered? Any assistance would be greatly appreciated.

Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of jamesnorrisjr@comcast.net
Sent: Monday, April 25, 2016 12:03 PM
To: Heidi Samokar
Subject: [Town of Tolland CT] Tolland Village area-University Gateway Village

Hello hsamokar,

Jim Norris (jamesnorrisjr@comcast.net) has sent you a message via your contact form (<http://www.tolland.org/user/421/contact>) at Town of Tolland CT.

If you don't want to receive such e-mails, you can change your settings at <http://www.tolland.org/user/421/edit>.

Message:

Heidi,

Myself and my wife Diana strenuously object to this project. I just reviewed the information on the project provided by the town, will attend tonight's meeting, and know 200% already there is no way I want to see this project happen. Traffic issues alone would be hideous. And I guarantee it's a lose, lose lose financially to the town overall. And not just by a little.

Jim Norris