

Correspondences Received May 4 through 4:30 May 9

Heidi Samokar

From: rdogsrbig@aol.com
Sent: Wednesday, May 04, 2016 11:35 AM
To: Heidi Samokar
Subject: Planning & Zoning changes

Respectfully we would like to add our voices in objecting to planning & zoning changes proposed by the developer of the parcel near the Tolland Green. We are residents concerned with over development, excessive demands on public services, as well as natural resources in particular the Shenipsit Lake Reservoir.

Thank you for your consideration,

Joanne & John D. Patenaude
54 Ellington Road
Tolland, CT 06084

Heidi Samokar

From: Deb G <djgoetz15@gmail.com>
Sent: Wednesday, May 04, 2016 11:55 AM
To: Heidi Samokar
Subject: Letter to Planning and Zoning Commission re:P&Z App 16-2

May 4th, 2016

RE: P&Z Application #16-2

Dear Planning and Zoning Commission,

I am a little confused as to what I should be writing to you about. We have been told that there is no development proposal before the Commission, only a Zoning Regulation Amendment Application. Yet the Developer was allowed to bring in select glossy pictures and put on a sales presentation for the commission and the public at the Public Hearing held on 4/25/16. I support development in the Tolland Village Area Zone but do not support P&Z Application 16-2 filed by Mark DePecol seeking to substantially amend Tolland Zoning regulations and will try to limit my comments to that.

We did not see an accurate representation of what a 5-story 300' long apartment building would look like. The one 5-story apartment building they depicted was actually the narrowest one in the development. We were told the height and width will be mitigated by the lower elevation in that area. Once you are walking around in that development, however, the buildings will actually seem like the immense 5-story buildings they are. The POCD calls for "human scale". The architect stated at the 3/22/16 Town Council Meeting that 5 stories is tall for Tolland but that he thought the height was ok because the area is adjacent to the highway and UConn. Lest we forget, it is closer to residential homes on Cider Mill Rd and Tolland Green than it is UConn. And while one side may abut 84, the other runs right up to our town Historic District. This is the Gateway to Tolland's historic town center according to Section 7-1 of our current zoning regulations. Please deny the amendment requests for increasing height and width at this time.

We did not see how the 15' setback from Merrow Rd for a 4-story 216' long building would impact us as they only showed the part of the building that will face away from Merrow Rd to the parking lot and the rest of the development. I did not hear a specific argument for changing the setback from 25' to 15' except that's what they designed. Please deny the request for amending the set back from a public road from 25' to 15' as they have not shown the absolute need to amend a zoning regulation which will apply to both sides of Merrow Rd.

We did not see a clear visual of where a drive through could possibly be located in the development without causing increased traffic next to the Bio Park and transportation center and through the restaurant parking lot.

The team admitted they don't like drive-throughs but felt they had to include it so as not to deter any restaurants who might be interested. Yet the restaurants they mentioned bringing in - Geno's Wood 'n Tap or Burton's - do not have drive-throughs. This would be a stand-alone franchise. The whole idea of a walkable New England village is supposed to be retail on the 1st floor with apartments above. A drive-thru has no place in that village and the developer certainly did not make a good case for changing our zoning regulation at this time. Please deny the request for amending Section 16-7.

We did not see a visual of the 55' hotel nor hear specifically why it should be changed from the "40' or 4 stories, whichever is more restrictive", just approved last year. Without a particular hotel chain (he quickly backtracked on Tru by Hilton which he told the Town Council had committed) the exact height or length needed is undetermined at this time. Please deny the request to amend the height of the hotel until which time a franchise has been selected.

We actually heard (from the developer and the architect) conflicting distances they could achieve from adult-oriented entertainment. And while they talked about a "firewall", they did not include any language for such in their amendment request for Section 10-9. There was also no minimum distance between the structures written in to the proposed amended language so it could be as close as the usual setback. The developer can apply for a variance in the future if necessary for the hotel franchise which ultimately commits. Please deny the amendment request for Section 10-9.

The only reason the developer gave for any of the substantial zoning amendments he is asking the Town of Tolland to make was for his increased profitability. Is that why PZC should amend our carefully crafted zoning regulations? For one particular developer? Just 10 months ago, this very same developer worked our Planning Department to amend some of the same zoning regulations regarding mixed use building height and length and hotel height. Two words were also added to allow for stand-alone apartment buildings which were not allowed for in the original zoning. The minutes of the 6/22/15 PZC meeting show that Mark DePecol stated he was satisfied with the changes, except for some parking requirement modifications that had not been addressed by PZC. Mr. DePecol, however has decided that our zoning regulations should be re-written again to allow him to build what he envisions instead of what the town took years to carefully plan and envision. Please deny PZC Application 16-2 at this time and ask that the developer submit a proposal that meets the zoning regulations he helped modify just last year.

As I said at the beginning, I am in favor of development in Tolland Village Area Zone as long as it is reasonable and responsible, considerate of the neighbors and our Historic District, and adheres to our town's Plan of Conservation and Development and the TVA Design Guidelines. The developer had created a much more reasonable plan last year that was much more appropriate to the area and considerate of the direct neighbors. I ask the Planning and Zoning Commission to deny PZ 16-2 and encourage the developer to re-think his plans created in 2015 in line with our Zoning Regulations as amended 6/2015.

Sincerely,

Deborah J. Goetz
Lane

176 Kate
Tolland, Ct 06084

May 3, 2016

Dear Tolland Planning & Zoning Commission Members,

Please deny application #16-2 dated April 11, 2016 regarding the Tolland Village Area development.

Thank you for the hours you spend serving the town. As a former member of the PZC, I realize your commitment represents a great deal of your time. I served for 4 years during the time that Tolland's 10 year plan of Conservation and Development was written in 2009.

Some of us realized that regulations should be written to plan the area between route 84 and the Tolland Green. The vision was to have mixed use, some living space, shops, restaurants and public areas which respect the historic and small town character of Tolland in size and style.

The architectural renderings submitted in this application are not appropriate for Tolland.

During my term on the PZC, we worked with residents and realized a common theme. The shared vision was to protect the history, unique setting and architecture of the Tolland Green. Amazing how this lovely collection of old structures landed there without official fanfare! The structures are designed to *human scale* with wooden clapboard and classic features. We enjoy driving by these two-storied beauties with shutter-framed windows as gifts from the past.

The proposed development looming near the highway is clearly inappropriate for our small town. The applicant's plan is too high in density accomplished by requesting multiple 4 and 5-storied buildings, each the width of a football field. If all bedrooms had 2 occupants, our town's population could grow by 7-8%.

It is disappointing to know that regulation changes for the Tolland Village Area were granted to this developer in June of 2015. Now, more requests for changes to our regulations?

Apartments were recently built on route 30 in Vernon. Two-floor structures using attractive architecture, <http://www.thegrandlofts.com>. This style and building size would be appropriate for the Tolland Village area mixed with shops, cafes and other small businesses. Residents look forward to working toward a plan which benefits all, especially those who will be living here for years to come.

Another important goal addressed in the 2009 Plan of Conservation and Development is the protection of water. Would this large development require changes to Tolland's sewer system and place taxing demands on our local water supply? Water from Shenipsit Lake is now being piped to Mansfield for business development at 4 corners as well as the University's needs.

Various Tolland town leaders have been quoted in the media supporting this new development. Are they suggesting this large new development will lessen our town taxes? We've been hearing this for years and have never been presented evidence to prove this. Vernon has 6,100 apartments, 417 commercial entities, 2800 condos; 289 of which are "55 and over" and town property taxes go up each year. Many large corporations and businesses are located in Windsor CT, including the warehouses for Amazon, Walgreens and the Dollar Store. So, why do their property taxes keep rising?

Please protect our special New England town by voting no on application #16-2.

Sincerely,

Roseann Kellner Gottier
120 Bald Hill Road

Heidi Samokar

From: David Hutchinson <dwhutch@aol.com>
Sent: Wednesday, May 04, 2016 2:26 PM
To: Heidi Samokar
Subject: zoning amendment for the Tolland Village Area

Hi Heidi,

Just would like to voice my concern on the proposed change.

I have lived in Tolland for 45 years and live quite close to this area being proposed to change.

I am concerned that we do not have the proper infrastructure in place which includes:

- Road
- Water
- Sewage
- Safety
- Police
- Electrical
- Emergency
- Lights

I am sure you are aware of all this above and this list is only partial.

I would like to see some assurance that the town of Tolland government/organization(s) are making every effort to ensure that infrastructure is being addressed for this proposal and future growth of this real great place in the end we all call home.

David Hutchinson

Heidi Samokar

From: Susan Simons <susansimons@sbcglobal.net>
Sent: Wednesday, May 04, 2016 2:32 PM
To: Heidi Samokar
Subject: Tolland Village Area Plans

I have been a resident of Tolland for 38 years. There are obviously many strong reasons why I continue to live in the town, even as it has grown. The recent proposal to build a hotel, residential housing and retail concerns me.

- Once you allow one drive-thru restaurant, existing facilities will then request variance and new business will add to the requests, increasing traffic, and trash.
- I presently live in the southern end of town, off of Route 195. The expanded UConn traffic in the past few years has made entering and exiting Rhodes Road (Anthony Road, Walbridge Hill) extremely difficult for extended periods of time in the morning and afternoon. The same applies to exiting off of I84. Even the expansion of 195 will not be adequate with extra housing.
- Allowing buildings to exceed the present height allowance also opens the way for repeated requests for future higher buildings. It will change the landscape of the town to begin to resemble Vernon or Manchester.
- Tolland has no public transportation. Even a shuttle service to UConn will still leave residents of that area with few options that do not require transportation.
- That section of town was once called Tolland Lake. It is a wetlands area.

I am aware that the town wants to expand the tax base. To encourage business like this, will tax breaks be offered to bring them in, and for how long? Could we not encourage more technology parks and business areas like Tolland Industrial Park?

Please consider my concerns, along with other residents.

Susan Simons
44 Glenn Drive
Tolland

Heidi Samokar

From: liltierney@comcast.net
Sent: Wednesday, May 04, 2016 3:14 PM
To: Heidi Samokar
Subject: zoning

Dear Sir:

I am not able to attend the town meeting on May 9, but I want to voice my opinion on the proposed new development. I do not approve of such a large undertaking. Tolland has always been a pleasant, country town and the plans for 369 apartments and a hotel seem kind of extreme. The placing of the hotel near the topless bar will promote the attendance there of more undesirables, The Tolland Green has always been a landmark of which we can be proud (evidenced by the attendance at the Town Wide Celebration last year). I do not believe planning to have so many apartments so near will be an asset.

The traffic and congestion on 195 near the highway is already very difficult and this proposal will just increase it.

In short, I am not in favor of this proposal in this area of Tolland.

Lillie N. Tierney, Homeowner on 195 (447 Merrow Rd)

Heidi Samokar

From: William Eccles
Sent: Wednesday, May 04, 2016 5:20 PM
To: Andy Gineo
Cc: Town Council; Heidi Samokar
Subject: Re: My objection to the Tolland Village project

Hi, Andy,

I've read your concerns, and though I disagree with them, I do not discount them and I have given them care and thoughtful consideration.

Since you asked, here are my thoughts on the matter, embedded below.

Bill Eccles • Vice Chairman, Tolland Town Council • www.tolland.org

No trees were harmed in sending this message.
However, a lot of electrons were terribly inconvenienced.

On May 4, 2016, at 4:23 PM, Andy Gineo <agineo@gmail.com> wrote:

Members of Tolland Town Council,

Please add this to the public record and forward to all affected parties my strong objection to the Tolland Village project.

I am cc'ing the Director of Planning, Ms. Samokar, for the record.

The appeal of Tolland is the family oriented, nature-filled, idyllic New England town.

That is definitely a part of its appeal. However, the law does not allow us to discriminate and keep non-families out of town, and our schools and recreational facilities, which provide a large part of the appeal of Tolland to families, are dependent on tax revenues which are becoming increasingly difficult to get. (The last two years' budget referenda are good indicators of this trend.) Development, whether this one or another, increases our tax revenues which are required to maintain Tolland's family-friendly nature.

Spoiling our natural beauty and tearing down forest to create this development is not what Tolland residents want.

Not all residents agree with you that the TVA is worth preserving in favor of the value it has for other uses. The Plan of Conservation and Development requires diversity of housing, and the TVA regulations were created to address the needs of the PoCD. The area was identified specifically because of its relatively low ecological value and its proximity to I-84, sewer and water services.

I wholeheartedly agree with you that it's highly unlikely that anybody would want to destroy our natural resources anywhere else in town to accommodate development, whether on this scale or not.

We want our town to strictly deny dense projects like this.

Again, not all residents agree with you. We have an obligation by Connecticut's law to provide more affordable housing to make living in Tolland more accessible. Multi-family housing such as this is a way to address this obligation without allowing apartment buildings to spring up throughout town or allowing multi-family (duplexes, triplexes, etc.) throughout town. (Both of these methods would undoubtedly ruin Tolland's rural nature.) And the State encourages towns to consider these types of developments to make best use of our resources, both natural and otherwise.

By allowing this type of development, you destroy the character that Tolland has built over the past decades and centuries.

I disagree. The character of Exit 68 is one of a strip mall, a strip club, a donut shop and some gas stations. And there's nothing historic about I-84. This development constrains the need for multifamily housing to an area which is not historic in nature, is not rural in nature, and is not particularly New-England-y in nature. The rest of Tolland, including the Town Green, remains untouched.

If the town were the size of a football field, this development would be about the size of a twin bedsheet. The rest of the football field is untouched by it, though its neighbors may be unhappy living next to a bedsheet.

There has been no consideration over traffic issues, local services like police and fire, and the potential for future large scale development.

These will all be addressed as part of the public hearing process before Planning and Zoning now, and P&Z will weigh the impacts in making their decision.

It is easy to allow a town to get over built, and impossible to go back once you allow developers access.

I agree with the latter part of this statement. "Easy" is subject to debate. Development in Tolland has been anything but easy over the course of the last 15 years that I have observed it.

Stop this development NOW and stop future developments from the beginning.

Fiscally, the town cannot afford to stop any future development. The referendum indicates that the town has little tolerance for spending what we need to spend to keep things going smoothly, so unless we cut services, we need more development to pay the bills. Development in this area makes the best sense from many, many perspectives, not the least of which is the eventual \$2,000,000+ per year in tax revenues it could generate if developed sensibly.

Legally, we cannot stop any future development from beginning. Just because the townsfolk don't like what the developer is proposing, we can't deny the developer's legal right to develop his land in a legal way. That is true of any portion of town, not just in the TVA.

Please respond with your thoughts on this email.

Very glad to do so. I hope you'll give my response the care and thought I've given your concerns.

I don't conduct conversations by E-mail because it takes unreasonable amounts of time to happen, and nuance and expression are lost in the Internet, so I'll be more than happy to continue this discussion in person during a Town Council meeting if you want to.

Regards,

Andy Gineo

Heidi Samokar

From: Gayle Looby <glooby1@comcast.net>
Sent: Wednesday, May 04, 2016 7:08 PM
To: Heidi Samokar
Subject: Tolland development proposal

We are writing this because we will be unable to attend the town meeting on Monday evening. We want to strongly oppose the zone changes requested by the developer. The project, as described, differs greatly from what was discussed several years ago. We oppose the hotel in particular with housing for UCONN grad students and their families. This entire project will change the character of our small town. We are willing to pay our taxes to live in this town as it is. This is definitely something that should be put to referendum for everyone to have a say. Sincerely, James and Gayle Looby

Sent from my iPad

Heidi Samokar

From: Tammy Nuccio <obladeeof3@sbcglobal.net>
Sent: Thursday, May 05, 2016 9:32 AM
To: Town Council
Cc: Heidi Samokar; Lynn Bielawiec; Steve Werbner
Subject: Re: TVA questions

that last line should say

I'm NOW formally asking... not I'm NOT formally asking...

Sorry, typo :)

On May 5, 2016, at 9:21 AM, Tammy Nuccio <obladeeof3@sbcglobal.net> wrote:

Good morning, this email is for the Town Council. (CC to the PZC and the Town Manager)

I've been doing a lot of research in relation to impact to tax base for large scale development and using the Storrs complex build as my model.

I have a lot of questions and concerns I was hoping the council could help me with.

I haven't heard back in regards to the last questions I asked but I'm assuming that's because they're being worked on and I hope to hear something soon. Although with this research I've been doing some of my requests will change.

First off, I'd like to formally request that the Town of Tolland employ an outside auditing firm (similar to HR&A used in the Storrs complex) to complete a full fiscal impact study for the proposed development. As a tax paying resident I'd rather pay for this study and get solid independent no biased information PRIOR to any build then wait and see what happens after zoning is passed and we have no more legal reason to put a hold on development. While plans have to be either accepted or denied it will not stop the development within the accepted zoning changes and I feel due diligence is need PRIOR to any zoning laws are changed.

I don't think this is an outlandish request since it's clear in many instances that Storrs did this well prior to the development and also during the different stages of development so their tax payers would be fully informed of the costs they would be paying for.

Please see the attached sources for reference:

Fiscal Studies 2008 – 2012

Storrs Center fiscal impact Study 2008

http://www.mansfieldct.gov/filestorage/1904/3389/7141/2008_fiscal_impact_study.pdf

Storrs Center fiscal Impact Study 2012

Next I have a few questions regarding the current abatement program. From meeting minutes I can place a time line of approximately December 2014 for the development of the abatement by the EDC and the TECDC of which it was approved at a very close but later Town Council meeting. I will ask the same questions of you as of the areas who developed it.

Was there any legal resources used to help develop the plan? If so, can you provide what their guidance was?

Did we look at other towns with standing abatements?

Did we look at other towns who provided case by case abatements to see how lucrative those were?

Why did we consider a standing abatement rather than a case by case abatement?

How did we develop the schedule that is being used?

What is the benefit of three years of zero or actually an entire schedule that is so pro-developer while putting all the start up costs on the tax payers?

What drove the need for the assessment and was it after initial project documents were shared from the developer? Or is it coincidence that the two items just coincide?

I'm not looking for conspiracy theories or any blame to be placed, I just want to understand why our deal is so pro-developer.

I've also compared our abatement to other towns... was any research done when developing ours to compare to what was being done in other areas or were we just considering the development of the TVA and it's topography difficulties?

Also, I'd ask, in relation to the proposed project on the table. I believe you have the ability to either approve, modify or change the abatement as it stands? Please correct me if I'm wrong in that assumption.

What factors would you use in deciding what is best for the town when making that decision?

As food for thought, the abatement that the Storrs complex was giving is structured as a firm dollar amount for seven years on the residential revenue only. It's only for phase 1a and phase 1b development and it generates nearly \$5m in gross tax in the first four years where as ours would generate a mere \$400k. They also net all ongoing expenses directly from those taxes and have a fund that is paying back the town. The developer initially provided \$3m to the town of offset infrsecure costs and the state provided heavy grants which I'm assuming we will not be getting with the current tax problems the state is having.

I also think the Mansfield topography is pretty similar to ours, they were looking at pax 46 acres I believe, less than half was developable (that may be slightly off bus sounds pretty familiar to our position) but they have incurred many costs to put this development up in the way of roads (one of my many questions is who pays for the "Main Street" road which is town property) infrastructure and an increase in public safety staffing to name just a few.

The abatement plan they put forth provided relief to the town in terms of initial spend and after six years they've seen some stabilization to their mill rate after an 18% increase in their budget for the same time period. The main contributors of their increase and be linked back to the Storrs development.

THIS IS WHAT WE'VE BEEN ASKING FOR....

I'm not sure, you, as an elected official can make a decision on these changes to the zoning or to the project at all without having independent analysis done. It is our due right to have all the information before a decision is made.

If your interested in a very numbers filled spreadsheet I've looked at the Mansfield budget and into all their fiscal studies and have a workbook with all the facts as per sited sources and government websites.

My last comment is a tale of caution.

Find below the original market information for the Storr's complex:

Original Marketing Plans and studies:

2003 Technical Memorandum: Downtown Mansfield Municipal Development Plan Market Study:

http://www.mansfieldct.gov/filestorage/1904/3389/10687/tab_d_pages_010-052.pdf

Intended apartment use:

<http://www.storrscenter.com/news/wp-content/uploads/2012/04/FAQWebsiteApr2012.pdf>

UConn Off campus housing guide:

https://issuu.com/ashleytrotter/docs/off-campus_housing_guide_2015_final

Nathan Hall Hotel and Housing information:

<http://www.courant.com/real-estate/property-line/hc-uconn-nathan-hale-inn-purchase-storrs-connecticut-20141205-story.html>

In every pieced of documentation above there are talks of shortage of housing for UCONN. There are, quite literally, the exact same words this developer is using in terms of target market... literally the same words... and the same assumptions that none of the development would be student housing, not aimed at undergrads, no one would want to live there with a strong undergrad population.

If you go to the UCONN off campus housing guide you find a guide for students in obtaining off campus housing and which locations are "walkable" to the school, which ones provide shuttles, which ones are on bus routes. Research done in 2003, which is outdated in my opinion but we're working off a fiscal analysis for the town that's also outdated, suggests that there are thousands of students living in off campus housing including the grad student market we're talking about. Thousands that are in towns going as far out as Manchester.

There is also a nice section that talks about the Fair Housing laws and how they, as students, can not be discriminated against.

Now, none of us can see into the future and know exactly what populace would fill these 369 units (which I'd like to also point out is more than the entirety of existing apartments currently in Tolland) all we can do is make an educated guess based on history and facts.

Fact: UCONN still has a housing shortage

Fact: Storrs complex was aimed at empty nesters, young professional, grad students and faculty (same words in both sets of marketing propaganda)

Fact: Storrs complex is full of undergrads

Fact: Storrs complex has approximately a year waiting list to get in (need for more housing)

Fact: Storrs complex is not owned by the original developer any more so any "rules" they may have thought they'd have are irrelevant when dealing with new ownership

Fact: this development is only profitable when 369 units are filled - well, that's not technically a fact... it could be profitable at a lower capacity but I don't know what that number is, regardless you wouldn't build for 369 if 369 didn't net you the desired profit.

Fact: we will be providing shuttle service from 6 am to 12 am - this is clearly stated as desirable on their off campus housing site which would make this location desirable

Fact: Fair housing laws prohibit discrimination... "we won't allow undergrads here" is clearly discrimination

The first apartment advertisement in their handbook is Norwegian woods, we already have undergrads living in small areas in town... this would provide them a large area for housing and we'd see a higher concentration based on history and need.

This is all to show that regardless of intent it's foolish to think we will have 369 apartments filled and none of them will include a concentrated population of undergrads.

Also mentioned in this 2003 technical memorandum is the research done on a large hotel. It documents quite well the problems Best Western and the Nathan Hale had with even coming to 60% capacity in peak times. There is also talk at UCONN of building another hotel that is on property somewhere now that they own the Nathan Hale which had an exclusivity clause with the school. Maybe a 100 room hotel is too big? What happens if we over build and it becomes stagnant? Maybe the increase being asked for is too much. Independent fiscal research would help to make this decision easier to swallow.

In my opinion hitching our town growth to UCONN is not the right way to go. Last year the zoning was modified after initial plans were shown to town officials (per meeting minutes) to change to multi unit apartments but limit the size to be in line with Tolland's vision, or actually with what we thought we could build there... I don't think apartments were ever in Tolland's vision but I understand the limitations to the area. Those units fit a plan the developer had at the time for three story apartments and 250 units, still had the anchor hotel and restaurant but was a better density plan in my opinion.

Ideally, if we have to have apartments to develop the area then I suggest we stay within the ideals of our current zoning which is supposed to have the town in mind. I was recently at a soccer tournament with my daughter and off in the horizon was an apartment complex... here is a picture:

<IMG_4724.jpeg>

I looked at that development and thought... that would be nice in the TVA area... more colonial looking, more in line with what we'd like to have there I'd think... That's a three story apartment complex. Looks much better than this:

http://3.bp.blogspot.com/.../ey32Z7_.../s1600/20120105_DL1-2.JPG

http://4.bp.blogspot.com/.../NAAxglz.../s1600/20120227_DL1-2.jpg

Which is a 294 foot building that towers over the road, on both sides (which even Storrs doesn't have) imaging the tunnel vision that will provide for the pedestrians that are suppose to use this walkable community.

I'd like to see development that has Tolland in mind. What does Tolland need? Do we need a shuttle that goes from UCONN to Tolland from 6 am to 12 am? It's plainly obvious that UCONN students will be housed in these units based on their very own research, do we have to entice them here with guaranteed transportation so we get them in larger density? Or do you truly want to market to young professionals who will have a vehicle? Do we need zip car rental (which is super popular at college campuses... I just saw another one when touring Trinity with my daughter)? Do we want hip, cool, technology driven retail or retail that will fill the needs of Tolland residents to enable us to shop in town rather than other towns?

Lets slow the process down and do research on what TOLLAND wants and needs and build for OUR futures... lets hang our success on getting people here that want the small town vibe with convenience to the college and our retail.

I've done a whole lot of digging and I have sources and workbooks to show it...

I'm not formally asking for the town to do this research PRIOR to deciding what should be done in this area and what it's going to cost us to bring UCONN to our bedroom community, because at this point... that's all this plan is.

Thank you,

Tammy Nuccio

Heidi Samokar

From: Teresa Gorman <teresagorman55@yahoo.com>
Sent: Thursday, May 05, 2016 10:55 AM
To: Heidi Samokar
Subject: teresagorman55@yahoo.com

I object to the zone changes requested by the developer. I live in Tolland and don't want this project. Thank You

May 4, 2016

Dear Planning & Zoning Commission,

In light of the most recent budget referendum that failed on May 3rd, 2016, I am writing to you in hopes that you will consider the future financial situation of the Town of Tolland in your thought process when evaluating the requested zoning changes being requested by Mark DePecol within the TVA.

As you may or may not be aware, the historical increase in the Tolland Operating Budget (Town and BOE) over the past 10 years has been 2.8%. Given that the most recent budget increase of 2.91% (General and BOE operating budget) failed at referendum, a budget that already included 8.5 teacher cuts, I created a 10 year forecast model utilizing a more conservative 2.5% annual increase in the operating budgets. In an effort to insure that the model was directionally accurate, I met with the CFO for the Town of Tolland on Wednesday morning. Her one comment was that I was overstating the non-tax revenue, as it was likely to be reduced due to the financial situation at the State Capital, which actually makes the outcome worse than what is represented in my model.

As can be seen in Exhibit A, it is reasonable to assume that we will need to raise an additional \$2.4MM in tax revenue in the 2017 / 2018 fiscal year, which could grow substantially in all the subsequent years (i.e. \$3.4MM in 2018 / 2019 fiscal year, \$5.4MM in the 2020 / 2021 year, etc.), so without any meaningful commercial development, these funding needs will fall upon the backs of the Tolland residents through higher property taxes.

The key assumptions that go into this model include:

- 2.5% annual increase in the combined Town and BOE Operating Budgets (the 10-year historical average has been 2.8%).
- Maintaining the debt service at \$4.55MM
- Keeping the original budget of \$13,128,239 in non-tax revenue in for 2016/2017, and all future years. As was stated above, this figure is likely to be much lower.
- A 5% increase in the Vehicle Grand List, with a Mill Rate of 32 in 2016 / 2017 and 29.36 in all subsequent years (per Public Act No. 15-244 Sec. 206 & 208).
- A 0.33% increase in the Real Estate and Property Value Grand List, which is what Tolland realized in the 2015 / 2016 fiscal year.

Once again, the 2016 / 2017 initial budget request of 2.94% included 8.5 teacher cuts! Based on this fact, it is reasonable to conclude that an ongoing forecast of a 2.5% increase in our operating budgets will require annual cuts to both our educational system and town infrastructure needs, lessening the services we receive as town residents, while at the same time increasing our tax burden. Hence the point that we need to diversify our tax revenue base, and the time to begin that process is now.

Given that we only have 3% of our entire land based dedicated to commercial development, it would seem logical that we set as our top priority a plan that enables us to fully maximize the commercial tax revenue from this space, which may require easing our zoning regulations to increase the development value of proposed projects within the TVA, the Gateway Design District, and the Technology Corridor.

I realize that there are many people who simply don't want something that big. Some people don't care about a hotel, some people don't want apartments, and some people don't care about having additional amenities (i.e. restaurants, cafe's, etc.). The one thing that we all should care about are our taxes and services, and if we don't do something significant right now, we may all be paying more in property taxes with fewer services and a weaker school system at some point in near future.

I truly hope the P&Z Commission members are taking into account the financial implications of this development, and how it can help facilitate the future vision for the Tech Corridor, while at the same time evaluating the financial implication of not moving with the development, and how that will impact taxes and services going forward.

If the commission sees any benefit in receiving the Excel model, or reviewing the model with me in person, please let me know.

Sincerely,

Gary Jalbert
175 Noah Lane
Tolland, CT 06084

EXHIBIT A

OPERATING COSTS PROJECTED REVENUES / BUDGET SHORTFALL COMPARED TO 2016/2017

	Town Operating Budget		BOE Operating Budget		Combined Operating Budget		Debt Service		General Fund for Capital Improvements		Total Town Appropriations		LESS: Estimated Revenues from Non-Tax Sources		General Fund Balance Applied		Total Property Tax Revenue		Forecasted Town Revenues		Forecasted Operating Costs		Estimated Mill Rate Required		Adjusted Mill Rate		
	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget	Budget
2015 / 2016 Budget	\$ 11,597,109	\$ 38,275,831	\$ 49,872,940	\$ 4,542,176	\$ 183,814	\$ 54,598,930	\$ (12,401,178)	\$ (250,000)	\$ (41,947,752)	\$ (54,598,930)	\$ -	\$ 878,742	0.79	34.15													
2016 / 2017 Est.	\$ 11,887,037	\$ 39,232,727	\$ 51,119,764	\$ 4,550,000	\$ 87,224	\$ 55,756,988	\$ (13,128,239)	\$ (150,000)	\$ (41,600,006)	\$ (54,878,245)	\$ -	\$ 2,448,926	2.19	35.55													
2017 / 2018 Est.	\$ 12,184,213	\$ 40,213,545	\$ 52,397,758	\$ 4,550,000	\$ 193,013	\$ 57,140,771	\$ (13,128,239)	\$ -	\$ (41,563,605)	\$ (54,691,844)	\$ -	\$ 3,450,637	3.07	36.43													
2018 / 2019 Est.	\$ 12,488,818	\$ 41,218,884	\$ 53,707,702	\$ 4,550,000	\$ 218,013	\$ 58,475,715	\$ (13,128,239)	\$ -	\$ (41,896,839)	\$ (55,025,078)	\$ -	\$ 4,448,046	3.94	37.30													
2019 / 2020 Est.	\$ 12,801,038	\$ 42,249,356	\$ 55,050,394	\$ 4,550,000	\$ 216,858	\$ 59,817,252	\$ (13,128,239)	\$ -	\$ (42,240,968)	\$ (55,369,207)	\$ -	\$ 5,431,682	4.80	38.16													
2020 / 2021 Est.	\$ 13,121,064	\$ 43,305,590	\$ 56,426,654	\$ 4,550,000	\$ 179,784	\$ 61,156,438	\$ (13,128,239)	\$ -	\$ (42,596,518)	\$ (55,724,757)	\$ -	\$ 6,474,825	5.70	39.06													
2021 / 2022 Est.	\$ 13,449,091	\$ 44,388,229	\$ 57,837,320	\$ 4,550,000	\$ 179,784	\$ 62,567,105	\$ (13,128,239)	\$ -	\$ (42,964,041)	\$ (56,092,280)	\$ -	\$ 7,540,682	6.62	39.98													
2022 / 2023 Est.	\$ 13,785,318	\$ 45,497,935	\$ 59,283,253	\$ 4,550,000	\$ 179,784	\$ 64,013,038	\$ (13,128,239)	\$ -	\$ (43,344,116)	\$ (56,472,355)	\$ -	\$ 8,629,527	7.55	40.91													
2023 / 2024 Est.	\$ 14,129,951	\$ 46,635,383	\$ 60,765,335	\$ 4,550,000	\$ 179,784	\$ 65,495,119	\$ (13,128,239)	\$ -	\$ (43,737,353)	\$ (56,865,592)	\$ -	\$ 9,741,624	8.50	41.86													
2024 / 2025 Est.	\$ 14,483,200	\$ 47,801,268	\$ 62,284,468	\$ 4,550,000	\$ 179,784	\$ 67,014,252	\$ (13,128,239)	\$ -	\$ (44,144,389)	\$ (57,272,628)	\$ -	\$ 10,877,229	9.46	42.82													
2025 / 2026 Est.	\$ 14,845,280	\$ 48,996,300	\$ 63,841,580	\$ 4,550,000	\$ 179,784	\$ 68,571,364	\$ (13,128,239)	\$ -	\$ (44,565,896)	\$ (57,694,135)	\$ -																

Forecasted Annual Operating Cost Increase --> 2.50%

Key Cost Assumptions:

1. Annual Operating Cost Increase of 2.5% versus 10 year historical average of 2.8%.
2. No Change in Annual Debt Service from the Original 1 2016 / 2017 Budget Proposal.
3. General Fund for Capital Improvements per 5 year plan w/5 year average for remaining years (2021 - 2026).

Key Revenue Assumptions:

1. Kept Non-Tax Revenue (column H) at the Original 2016 / 2017 Budget Proposal w/no Changes. *** The State has already highlighted Tolland as a community likely to see a 1% to 10% drop in State aid, which could potentially equate to \$1 million in reduced revenues!
2. Vehicle Mill Rate of 32 in 2016/2017, dropping to 29.36 in all future years (per new State regulations).
3. Vehicle Grand List Growth of 5% Annually.
4. Real Estate and Personal Property Tax Revenue Increase of 0.33% (Blended Increase Between the Two Revenue Buckets).

Net Impact:

1. Column "G" is the forecasted TOTAL operating budget for Tolland at a 2.5% annual increase (compared to the 10 year historical increase of 2.8%).
2. Column "K" is the forecasted revenues.
3. Column "L" is the budget shortfall, that without commercial development, will fall upon the backs of residential home owners.

Heidi Samokar

From: Joan Capaldi <capaldijoan@gmail.com>
Sent: Thursday, May 05, 2016 7:33 PM
To: Heidi Samokar
Subject: Zoning

Good Evening, just writing to express objection to the requested zoning changes by a developer of property off of CT195. The only items I find non-objectable are the apartments.

Heidi Samokar

From: robert abbate <robertabbate03@gmail.com>
Sent: Thursday, May 05, 2016 7:36 PM
To: Heidi Samokar
Cc: darlene abbate
Subject: Support for the TVA

Heidi our names are Bob and Darlene Abbate and we reside at 35 rudnansky lane in Tolland and have lived in Tolland for 12 years. We are fully supportive of the TVA development and want it developed in the most efficient manner possible....We fully support Tolland growing!!!

Best rgds,
Bob & Darlene Abbate

Heidi Samokar

From: BillAmy Porri <waporri@gmail.com>
Sent: Thursday, May 05, 2016 9:35 PM
To: Heidi Samokar
Subject: Feedback on application to amend the Zoning Regulations for the Tolland Village Area

My name is William Porri, 5 Yearling Lane. I have been a Tolland resident for almost 33 years and I am writing to communicate my support of the application to amend the Zoning Regulations and Design Guidelines for the Tolland Village Area.

I attended the April 25, 2016 Planning and Zoning Public Hearing at Tolland High School and felt that the presentation of the zoning change requests given by Mark DePecol (Developer) and Andy Graves (Architect) clearly justified the need for the changes - financially and aesthetically while maintaining the town's intended use of Tolland Village Area. I am delighted that after years of planning and expense by the town to create the Tolland Gateway District vision, we finally have an interested developer in the Tolland Village Area. This is a great next step for the needed increase in tax base and economic development for the town.

During the Public Hearing I listened carefully to many town residents provide their opinions, pros and cons, on the recommended changes and/or overall development proposal. Although I am sympathetic to the residents who voiced their objections, their objections and concerns are unsubstantiated. For example;

1. Concern that the development proposal and requested changes will harm the rural integrity of Tolland/Tolland Green: There is nothing 'rural' today in the Tolland Village Area. It is a land mass bordered on one side by Interstate 84 and Route 74/Merrow Road on the other. The Route 74/Merrow Road approach to the Tolland Green is an unattractive stretch of road consisting of a commuter parking lot, a sandwich shop, a pizza restaurant, a doughnut shop, 2 gas stations, a liquor store, an auto parts store, and of course, a strip club.

2. Concern that the Tolland Village Area apartments will service UCONN only, attracting a college 'element': Tolland currently has two apartment complexes in town that are closer to UCONN than the Tolland Village Area - Norwegian Woods and Ivy Woods. As far as I know, these apartment complexes are not full of rowdy college students and have not created any drug or crime concerns in town. There is no evidence, at least from these apartment complexes that this concern will become a reality in the Tolland Village Area.

I ask that The Tolland Zoning Board of Appeals carefully consider and approve the zoning regulations and design guideline amendments to keep the Tolland Village Area development proposal moving forward.

William Porri

5 Yearling Lane

860-416-3488

May 6, 2016

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

Cc: Heidi Samokar, Director of Planning and Community Development

From: Karen Moran, 50 Merlot Way, Tolland, CT

RE: Support of Economic Development in the Tolland Village Area

As a resident of Tolland for the past 18 years, I have witnessed an average increase in our town budget of 2.8% per year. As a municipality that relies mostly on property taxes to function, this will NOT sustain us into the future without seeing significant losses to our services and education system.

That being said, our community NEEDS to leverage what we have available to us for developable land. It is not much. We are never going to “become a Manchester” because of that fact. Rt. 195 already sees significant traffic and we should be taking advantage of that. The plans brought forth by NE Real Estate for the Tolland Village Area also need careful deliberation in regard to any zoning and regulation changes. I believe that we, as a community, along with the developer, should be able to come to some common ground, and be able to compromise.....on what can be most advantageous for our economic stability and his profitability, while respecting the characteristics that make Tolland, *Tolland*.

Specifically regarding the regulation changes being requested – I have concern with the following:

- Quantity of apartments and how this effects the height of the buildings; is it possible to have a better mix of apartments and condominium-type dwellings which could attract more business professionals to the area, especially looking forward as the Technology corridor and Gateway Design District are strong links to this development as well.
- Drive-thru: I don't feel this is a deal-breaker in changing the regulation; I have concern that if the regulation is changed, and for some reason, this developer backs out, we are stuck with it and thus have no control over what would otherwise be developed in that area.
- The topography of Tolland is certainly a challenge. I trust the Commission will take the other side of Merrow Road into consideration when addressing any regulation changes.

In my second term as a Board of Education member, I and the rest of the Board, have worked hard to support our new Superintendent and his long-term vision for Tolland schools. That vision cannot be realized as we continue to have to cut vital personnel and programming in our schools. The additional sources of revenue that the TVA project can bring to Tolland is becoming crucial in order to deliver a quality education for the students of our community. Our

educational reputation is what attracts families to this community, and we want people to continue to want to invest here.

This village area has been part of a long-term discussion and plan. The positives outweigh the negatives. And for those negatives, I believe there are ways to lessen their impact. I want to see Tolland grow because we have to take care of Tolland, and we cannot rely on the economic uncertainty of the State.

Thank you for your time and consideration in regard to this project.

Heidi Samokar

From: builderml <builderml@aol.com>
Sent: Friday, May 06, 2016 5:52 AM
To: Heidi Samokar
Subject: Zoning changes

Hi,

I am sending you this email to show my full support and approval for the zoning changes under consideration for business development. It is time for Tolland to change its course and become more business friendly by helping the process along and not slowing it down.

Thank you

Marc Larochelle

18 Plains Rd.

Heidi Samokar

From: Robert Howard <howardatc@yahoo.com>
Sent: Friday, May 06, 2016 6:55 AM
To: Heidi Samokar
Subject: Support of zoning change

To Whom it May Concern,

My name is Robert Howard and I live at 6 Center Road in Tolland. I am writing today to pledge my full support for the zoning change which will allow the proposed Tolland Village Area move forward. With the University of Connecticut's planned expansion, our town needs to continue to take advantage of opportunities such as this to position ourselves appropriately. I believe projects such as this will only enhance the character of Tolland and improve property values. Sincerely,

Robert L. Howard
860-872-9628
6 Center Road
Tolland, 06084

Heidi Samokar

From: Kathleen Brodsky <kathleenbrodsky@comcast.net>
Sent: Friday, May 06, 2016 9:37 AM
To: Heidi Samokar
Subject: tolland village development

I want to see the Tolland Village Area developed in the most effective manner possible. I want to see Tolland grow, especially in these times of statewide economic uncertainty. Our taxes continue to increase and I see neighbors who are unable to sell their houses, likely, in part, due to our increasing mill rate.

Sincerely
Kathleen Brodsky
69 Fox Ridge Lane
Tolland

Heidi Samokar

From: Jennifer Grover <jgrover88@sbcglobal.net>
Sent: Friday, May 06, 2016 10:00 AM
To: Heidi Samokar
Subject: PZC Public Hearing on the TVA

Hi,

I am Jennifer Grover. I live at 278 Cider Mill Road, Tolland, CT 06084. I have been a resident for almost fifteen years and I am for the Tolland Village Area Development discussed at the PZC hearing on 4/25/2016 at the Tolland High School. I believe with the statewide economic uncertainty that we need to diversify our economic base. The tax burden needs to be lessened with new development and new people. I see this development as a great chance for our town to experience economic growth responsibly and to have a positive chain reaction for our town. If the project happens, there will be construction jobs to start with. Once it is built, there will be jobs in the restaurant and retail. I think this is a great opportunity for small businesses in town to have a store front, for our high school kids, seniors, and stay at home parents who want to get out, to get a job nearby. I also believe that once we show that Tolland can be a place that a business can be profitable, the empty store fronts will start to fill. I also love the idea of a boardwalk around the swamp. It is a nice way to incorporate nature into the project. My children look forward to being able to walk/jog that path off of the main roads. I think Tolland residents can take advantage of the zip cars and shuttle as well as grad students that move in to the apartments and the hotel guests.

I am worried that if we don't work with this developer, how long will it be until another developer decides to work with us. We will have a reputation of being unfriendly to business and may not like what the next developer brings to the table. I understand that some concepts are liked more than others, but it also has to be economically sound in today's time frame. Also, some people have noted changes between what the developer said at the informal meeting for residents at Crandall and the first official PZC hearing date on April 25, 2016. That's a good thing. He is listening to valid concerns and trying to make things work. He wants this project to work for our town and he wants it to be profitable for him and for Tolland.

Now as far as the actual PZC changes.

Increased building heights and widths - I am fine with this.

The land is lower than the main roads. My family drives everywhere and seeing a building by the highway has never made us think less of a town. Seeing a hotel by an exit is wonderful. It means we don't have to search one out. People driving though will want to use the hotel, parents visiting there kids at UCONN will want to use this hotel. Even if other hotels are built and there might be some competition, people will still want the hotel with easy access to the highway too. As far as the apartments, I understand needing the height to fit in the number of apartments they need to make the project economically feasible.

Increased heights for decoration - I am fine with this. The height doesn't bother me nor the developers desire to add things to fit our aesthetic.

Increased set back - I am fine with this from a "look" perspective, but I really can't comment from a safety perspective.

Lessening the distance a hotel is from an adult establishment - I am fine with this too. It should be measured on the path there, not the straightest way. I don't believe the hotel would want certain "business" anyway and would put in place protocols to prevent it. Also we don't have any other adult establishments in town that this change would also apply too.

Allow for a drive in - This one I have mixed feelings about.

I do believe a drive in a predominantly residential area this seems odd. However, from the perspective of a restaurant that would want to be in the development, they would probably require one. I don't want to have an empty building because there is no drive thru allowed.

Please work with this developer to get this project happening.

Just please don't close the Cider Mill Connector if you have a say. I don't want to drive through a development to go into town.

Jennifer Grover

Heidi Samokar

From: Eric Grover <egrover88@sbcglobal.net>
Sent: Friday, May 06, 2016 10:09 AM
To: Heidi Samokar
Subject: In favor of the Tolland Village Project zoning regulation changes

I am writing in support of the proposed zoning changes for the TVA to allow for the development recently discussed at the 4/25 P&ZC meeting at Tolland High School. In the coming years Tolland will certainly need the economic boost this project will bring.

I understand that a set of zoning regulations for the TVA were put forth about 10 years ago to enable economic growth in this region of Tolland. I felt the developer effectively stated the challenge facing Tolland in terms of supporting an economically-viable development project under such regulations, though. People are complaining that the developer only seemed to be concerned about "profitability", which of course is his job to make sure his company is embarking on a project that generates revenue ... same as every company out there. His entire goal during the 4/25 meeting was to inform the town why the zoning regulation changes were necessary to make the project something worth pursuing. There is no developer who would put time and resources into a project that has no return on investment! Perhaps this is the reason why there has been no economic development in this region of the TVA over the past decade? The job of the architect involved with the project is to consider how the buildings would look, how they would be laid-out within the development area, where the retail space and parking areas would be, etc. I came away from the meeting believing that there was a lot of effort being put into making the proposed structures fit well within Tolland, and that the development group is willing to work with Tolland on this aspect of the project going forward. I fail to see how the project would impact the historic Tolland green in any measurable way. The site would not be an eyesore and would not make Tolland look like a "city". Perhaps the developer could put together a 3D computer model showing how the structure would look from various vantage points within the town to give people a better sense of how it would look?

I understood from the meeting that the requested drive-thru zoning regulation change was being requested to keep all options open, and to prevent "locking out" some of the restaurant chains that require drive-thru windows. I agree that having a drive-through in this proposed development area would not fit the general concept for this area and I would not be in favor of allowing it to pass. The developer can continue to work to find restaurants who do not have the drive-thru requirement.

Unlike some others, I do not have an issue with a hotel being placed within this development zone "so close" to the Electric Blue. This was all known and considered by the hotel groups looking to build a facility here. I have no doubt that the proposed barrier between the Electric Blue and a hotel would be effective in discouraging foot traffic between the two establishments. With the only way to travel between the two establishments being Rt195 to the new development roadway, I am in agreement with the zoning regulation changing the way the 300 ft distance between the Electric Blue and the hotel is measured - to be along the only pathway between the two. This is just common sense ...

It is very disappointing to read all the reasoning against this development based on fear-mongering and generalizations/stereotyping about how different groups of people (UCONN students, lower-income families) would behave. We're talking about adding roughly 500 people to the town population out of 15000 ... an increase of 3%. Seriously, how much of an increase in crime and structure fires are people expecting? This is not a development of additional UCONN dorms, btw. Also, people are using the term "historic" as a way to block this development. The gas stations and Dunkin Donuts on Rt195 don't impact the "historic" nature of this area?

My big concern is that Tolland will develop a reputation for being unreasonable and unfriendly to economic development if a project such as this can be shut down for arbitrary and ill-conceived reasons.

Thanks,

Eric Grover
278 Cider Mill Road
Tolland, CT
860-872-9316

Heidi Samokar

From: Susan Seaver <seaverfamilyct@gmail.com>
Sent: Friday, May 06, 2016 1:50 PM
To: Heidi Samokar
Subject: Support for Tolland Village area

I want to see Tolland grow! I have faith in the abilities and knowledge of our Planning and Zoning officials and their ability to see this Tolland Village area come to fruition!

Thank You
Susan Seaver
46 Shores Drive
Tolland CT 06084

Heidi Samokar

From: Patrick Corrigan <regalbayfarm@yahoo.com>
Sent: Friday, May 06, 2016 4:07 PM
To: Heidi Samokar
Subject: Deny application #16-2 dated April 11, 2016

Hello please forward this to Tolland Planning and Zoning Commission and members

I am writing this to ask to please deny application #16-2.

I do not feel that the zoning regulations should be changed for the area between Rt 84 and the Tolland Green.

This is not going to help lower our taxes, if anything they will increase. Also changing zoning for more stories than what is allowed now is going to take away from the charm of the town and the Town Green, which is such a historical part of Tolland. We do not need 4-5 story buildings. I grew up in this town and there is no real benefit to the town for these changes.

Thank You

Heidi Corrigan
147 Shenipsit Lake Rd
Tolland CT06084

Heidi Samokar

From: Denise stake <dstake@sbcglobal.net>
Sent: Friday, May 06, 2016 5:05 PM
To: Heidi Samokar
Subject: Tolland Village Area support

I just wanted to write a note in support of the Tolland village area development. I would like to see growth in Tolland's commercial tax base (even if it takes a number of years) and this is a suitable site for this development. A hotel is an excellent idea and much needed in this region. I also support apartments (including affordable units) and retail. I would like these built in the most effective manner possible. I do understand the concerns for keeping the character of the town others have expressed, but this location next to the highway is very appropriate for this type of development and already is not in the character of the rest of the town. A development with sufficient architectural detail should provide aesthetics and charm, enhancing the appeal of the town. I do not think just because it's big it's a negative. I trust the public safety concerns will also be addressed in the construction, layout and infrastructure requirements.

Thank you for your service to the town.

Best Regards,

Denise Stake
53 Farmbrook Drive
Tolland, CT 06084

Heidi Samokar

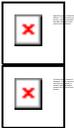
From: Darren Haggerty <dhaggs@comcast.net>
Sent: Friday, May 06, 2016 7:13 PM
To: Heidi Samokar
Subject: TVA Development

Dear Heidi,

I want to see the Tolland Village Area developed in the most effective manner possible. I want to see Tolland grow, especially in these times of statewide economic uncertainty.

Regards,

Darren Haggerty
50 Mountain Laurel Drive



Heidi Samokar

From: Gregory Seaver <greg.seaver@me.com>
Sent: Friday, May 06, 2016 7:27 PM
To: Heidi Samokar
Subject: TVA - Support

Ms. Samovar,

I want to see the Tolland Village Area developed in the most effective manner possible. I want to see Tolland grow, especially in these times of statewide economic uncertainty.

Greg Seaver
46 Shores Drive

Heidi Samokar

From: afl11@comcast.net
Sent: Friday, May 06, 2016 9:39 PM
To: Heidi Samokar
Cc: Gary Jalbert; William Eccles - Home; Kevin Bouley; mdrealtycap@gmail.com
Subject: TVA Tolland Village Project SUPPORT

Hello Heidi - I am again writing to you to show support for the proposed TVA development project and I urge the Planning & Zoning Commission to approve the changes requested by the developer to date or, at a minimum, work collaboratively with him to arrive at a mutually-agreeable solution. The proposed density is very desirable for the town since it maximizes the land use of the parcel which is critical since Tolland has so very little commercial land available.

I have spoken to several town residents over the past couple of weeks whom I believe are part of the silent majority and are in favor of this project due to the many benefits it will bring to town. In light of our recently failed town budget, unprecedented fiscal crisis at the state level, sluggish Connecticut economy, and struggling retail scene in town we simply cannot afford to turn down (and should not turn down) a \$100 million investment in Tolland.

Tolland should embrace its good fortune to be located so close to a nationally-acclaimed university by approving developments like this one which will lead to additional economic growth, job opportunities and rising home values.

Finally, I do not understand what the big deal is about a drive-through restaurant and support this zoning request also.

Andrew F. Levesque
12 Mitchell Circle

Heidi Samokar

From: rekloibs@comcast.net
Sent: Friday, May 06, 2016 10:05 PM
To: Heidi Samokar
Subject: TVA

Yea for the project. Tolland needs to get into the 21st century and provide the amenities needed to boost the town and tax base. I can not believe people in this town are against it. Get with it folks!!!

Bob Kloiber

08 Woodhenge Dr.
Tolland,CT 06084
Home: 860 872 8674
Cell: 860 305 2298
Fax: 860 872 8674
E-Mail: rekloibs@comcast.net

Heidi Samokar

From: Dennis Lacoss <denlynnlacoss@att.net>
Sent: Friday, May 06, 2016 10:37 PM
To: Heidi Samokar
Subject: zoning variances

We are residents of Tolland and we object to allowing the zoning laws to be changed. There has been no building going on the the whole country, but now the economy is picking up. There is no reason to cater to the first builder who comes along and asks for A LOT of variances. There is no reason to allow any of them. Sometimes a person asks for more than they need just to get some of what they want in a compromise. There was a committee ten years ago that drafted guidelines and they should be adhered to. Even following those guidelines, some people will be unhappy, but it seems to us that it is reasonable to follow that route.

The other reasonable thing is to hold a referendum.

Sincerely,

Marilyn T. Lacoss
Dennis R. Lacoss
denlynnlacoss@att.net
860-872-8630
418 South River Road
Tolland, CT 06084

Heidi Samokar

From: Meghan Soroka <meghan.soroka@yahoo.com>
Sent: Friday, May 06, 2016 10:51 PM
To: Heidi Samokar
Subject: TVA

Hi Ms. Samokar,

I am writing in regards to the TVA planning and zoning . While I think Tolland needs development and economic growth to reduce Tolland real estate taxes. As the state economy declines the future of Tolland depends on business and growth to Tolland. The key word here is Tolland ! New business will bring more people to Tolland but I think having a developer that can work WITH Tolland instead of creating a plan that maybe one sided and more for the benefit of UConn . There's a lot of land that can be sought after to bring new businesses into town . I dream of a town where my kids can meet friends for ice cream , go on a date night with my husband at a local pub , meet friends for drinks or coffee and take a walk while our children are able to roam the village safely. I am in favor of the village but think the town should have a say and be the ones leading the project with what works for Tolland not UConn or a developer who holds all the cards and may have UConn's benefits as primary focus . Stores , business and restaurants will thrive alone with the proximity of UConn let the village be a focus and support the needs of our Town.

Thank you for taking the time to read the opinions and suggestions provided by concerned citizens . Ultimately I think everyone wants the best for the town and while I can't speak for everyone I do feel that any change to support smart economic growth and reduce residential tax burden a step in the right direction.

Thank you,

Meghan Soroka
4 summerwood ridge
Tolland CT 06084

Heidi Samokar

From: Kevin Moran <kevmo3@gmail.com>
Sent: Friday, May 06, 2016 11:12 PM
To: Heidi Samokar
Subject: TVA Development

Dear Heidi,

I want to see the Tolland Village Area developed in the most effective manner possible. I want to see Tolland grow, especially in these times of statewide economic uncertainty.

Regards,

Kevin Moran
50 Merlot Way
Tolland, CT 06084
860-670-2690

Heidi Samokar

From: Daniel Carmody <daniel.carmody@comcast.net>
Sent: Saturday, May 07, 2016 9:00 AM
To: Heidi Samokar
Subject: Proposed TVA Development

Heidi,

My name is Dan Carmody of 11 Charlotte Drive. I have lived in Tolland with my wife (Laurel) and 3 kids for 16 years and have served on the Board of Education (BOE) for six of those years, including two years as Chairperson.

I know too well of the difficulties of creating and balancing a budget in this town. Overall, I believe the town and BOE have worked to control spending and put forth reasonable budgets.

Now it is time to take action in strengthening the revenue side of the equation. I will be traveling on business this upcoming week and will not be able to attend the upcoming P&Z Commission meeting but wanted to express my full support for this project.

I know there will be folks that are not in favor of this project for a variety of reasons however as I evaluated all the facts it comes down to a handful of key tenets:

1. Tolland does not have a significant amount of commercially zone property (~3%) and what it does have we should be maximizing its potential
2. Tolland's tax basis is not diverse which puts significant pressure on residential property owners
3. Tolland needs to find, support and advocate for innovative development to protect the existing services we have in town and grow new opportunities

Please pass my email along to the various board members as appropriate

Kind regards,

Dan Carmody
11 Charlotte Drive
860.874.5597

Heidi Samokar

From: Signet O'Reilly <signetoreilly@yahoo.com>
Sent: Saturday, May 07, 2016 9:17 AM
To: Heidi Samokar
Subject: The Tolland Project

Dear Heidi,

I am writing because I saw your ad in the Journal Inquirer to stop the proposed project. I am with you 100%! If that project were to go through, it would totally wreck the beautiful town of Tolland and turn it into West Hartford and Glastonbury. We moved here from Hebron 13 years ago, because it was a nice, quiet town - and not built up. This proposal is a total DISASTER! I'm with the woman who said she'd move if were to come to fruition! We DON'T want that monstrosity built here in our town. I don't care about the taxes or what the developer (and others on the committee trying to push this down our throats) say about it being good for the town. I think not! A hotel next to a strip club - oh ya, brilliant! (Said no one!). Let UCONN get their own hotel, and build up areas near the college - don't stuff this down our throats and call it a miracle.

We DON'T want it and I am against it! PLEASE keep this out of Tolland.

Signet O'Reilly

Heidi Samokar

From: Hotmail <stevenjohnston@hotmail.com>
Sent: Saturday, May 07, 2016 1:41 PM
To: Heidi Samokar
Subject: Tolland village development

My name is Steven Johnston and I live at 589 Old Post Road. I can not attend the meetings but I would like to make my opinion known.

This development project seems like a good opportunity for Tolland. This could help ease the already strained tax burden of the citizens of Tolland.

I see an opportunity for jobs and small businesses that seems pretty stagnant in recent years.

In summary I support the project.

Thank you

Steven Johnston
860-454-4348

Sent from my iPhone

Heidi Samokar

From: Paul Bartus <bartus15@comcast.net>
Sent: Saturday, May 07, 2016 4:38 PM
To: Heidi Samokar
Subject: TV project

John Cronin my neighbor sent me this link. We are long time residents since 1992. My wife Diana and I are in favor of well thought out, comprehensive, and attractive development at exit 68 Sent from my iPhone

Heidi Samokar

From: White House <tjwhiteeml@gmail.com>
Sent: Saturday, May 07, 2016 9:48 PM
To: Heidi Samokar
Subject: Tolland Village Area

Tolland Planning & Zoning Commission
Department of Planning & Development
21 Tolland Green
Tolland, CT 06084

Although we are generally in favor of development of the Town Green area, we would like to express certain reservations pertaining to the development plan and zoning changes now before the Planning and Zoning Commission. Specifically:

1. Allowance of buildings up to 5 stories seems excessive and not in keeping with Tolland's rural character. We would be comfortable with buildings not exceeding 3 stories.
2. The plan to build a road connecting with Cider Mill Road is troubling. The park area does not seem suitable for the increased traffic that would result from this connection, especially in view of the fact that young children play in and around the park.
3. Inclusion of low-income housing could adversely affect the local area and is a cause of concern.
4. A bus stop within the development is acceptable provided that busses would enter and exit only onto Merrow Road. In addition, to better serve Tolland residents any bus service should also stop in the nearby commuter lot.
5. Strict ambient light requirements should be imposed on any new development to limit the amount and quality of light escaping above the development.
6. To better evaluate any development plan, an impartial assessment of added tax revenues and expenses would be useful.

John and Tricia White

A Consideration of Development and Growth in Tolland from One Resident's Perspective

William N. (Bill) Eccles

May 8, 2016

I write these comments in my capacity as a resident of Tolland, though my opinions are generally informed by the positions I've held over the past six years as Councilman, Planning and Zoning Commissioner, and Zoning Board of Appeals Alternate. These opinions are endorsed by neither the Town of Tolland nor by any board or commission.

I have long believed that Tolland is a progressive town, one that strives to recognize its future needs and plan accordingly. Nowhere is that more evident than in the various works of the Planning and Zoning Commission and in the fiscal management of the town. While we would like to maintain the *status quo* for as long as each of us lives, we are located in one of the most fickle states in the country, a state where financial stability is our legislators' last priority.

And so as the state continues to pass law after law which require our town to do more and more with less and less, Tolland has had the foresight to adopt zoning regulations which address the requirements of the Town's Plan of Conservation and Development in a way which promotes both the requirements of Connecticut General Statute Ch. 126 §8-23 (which directs towns, under penalty of loss of state funding, to develop PoCDs) and the town's own concerns of fiscal stability. Resulting from the last revision of our PoCD were two new zones created to address these needs.

The second zone to be created, the Technology Campus Zone (TCZ), promotes high-value, low-impact structures and much-needed job opportunities. While it is beginning to attract some attention as high-tech firms, such as GE, leave the state in search of... something... this area remains relatively quiet.

It is the first zone to be created through the public hearing and discussion process outlined by the PoCD, the Tolland Village Area (TVA), which has gained all the attention of late. This area promotes a use complementary to the TCZ, with multi-family, multi-use buildings which enhance Tolland's diversity of housing stock and amenities. It is this latter area which is subject of current discussion. It is this area which has provoked an emotional and vociferous outcry with accusations—outright and implied—of conspiracy and undertones of betrayal from one side, and a *sotto voce* response of disbelief at the level of opposition from the other.

When I, one of the quiet ones who spoke at the last Public Hearing in favor of the proposed zoning amendments, raised my voice of support, I was under the impression that the public would only be allowed to speak regarding the amendments themselves, not the form and shape of the concept plan which is being used to support the amendments. And so I confined my comments to address only the amendments thinking that I would later address the plan if it came before the Commission as an application.

As it turned out, we are not confined to discussing only the subject of the zoning amendments, and so I could, at this point, choose to address any and all aspects of the plans. And I would do so in support of these plans. But after further consideration, I have come to realize that I don't need to speak much beyond what I said before, and that the question before the Commission is not one of building heights, not one of setbacks, not one of roof features and not one of whether we're getting what the 2012 TVA concept plan showed.

The question is much larger than any of that.

We are at a crossroads, both literally and figuratively, and the question we should be asking ourselves and which should be considered in responding to the requested zoning changes is, "*Do we want Tolland to progress, stagnate, or regress?*"

It is my sincere hope that you will decide for progress, the definition of which allows considerable latitude in your answers to the current application.

But let's start with regression—falling backwards, deteriorating.

I believe that those who would see Tolland remain the same forever, whether they are in the "not in my backyard" or the "citizens against virtually everything" crowds, would be quite happy to see you reject the proposed amendments wholesale and send NE Realty packing. A response such as this would do irreparable damage to Tolland's reputation, sending a clear message to developers, whose expertise is creating financially-viable developments, that Tolland has no regard for financial viability in favor of getting our way; that if Tolland can't have its fairytale development, then it would rather have nothing at all; that there is no room for compromise or negotiation. Do it our way even if it's not possible. Period.

This sort of message would be completely unacceptable, especially since there is a sizeable contingent in town, even among the opposition to the current concept plan, which actually favors development. It would also absolutely undermine the progressive nature of our town's recent zoning history wherein we developed concepts which "provide flexibility in design, placement and layout of sites" (*Tolland Zoning Regulations* §7-2.B.3) and if we then refuse to acknowledge that the regulations may not have provided enough flexibility to do so. It is entirely possible that these regulations, in spite of our best intentions, may actually be incompatible with the stated goals of the TVA.

Another way which exemplifies a step backward is to accept that single-family townhomes and a smattering of retail on the property, just as the concept plans show (in spite of reservations of the Design Advisory Board that this plan is not particularly "New England-y"), is the best we can do. To the contrary: I believe this approach provides us with nothing more than what we have already been doing: building single-family homes at breakneck speed and paying the price for it ever since. Doing so in the confines of the TVA only introduces more problems than it solves, adding residents and traffic, school children and buses, no focus on green development or amenities for the rest of the town, and a minimal new tax base.

I do not believe it to be hyperbole to say that the long-term fiscal effects of sending the message that Tolland wants development—but not really—or wants development which isn't possible would be disastrous. Our taxbase would increase negligibly, and our residents would continue to bear the full burden of the inevitable tax increases which are almost certainly on the way. Also, as a society, we cannot afford to send a message that Tolland is only for married, white, middle-class

employees of Pratt and Whitney with 2.3 children. Our population needs further diversity, as does our available housing stock. We must not allow this town to take any steps backwards.

Stagnation, on the other hand, isn't good either, and it comes in two forms. Both result from a decision to take minimal action on the requested changes and enable a much-scaled-down residential component, and perhaps a small amount of retail, to be built, just so long as it looks quintessentially "New England-y" and doesn't offend the better sensibilities of those concerned.

In its first form, the developer (and other developers to follow) examine the fiscal constraints of the resulting zoning laws and decide to leave the project undone. In this case, we're clearly stuck where we are today. It's even possible that the absence of development in the TVA will encourage development between Exit 67 and the Rein's Deli billboard—I'm sure you've noticed that the "Available" signs have gone up since this debate started—and then we get the traffic between UConn and Exit 67, but none of the benefits of the actual development.

In the second form, a developer actually builds within these constraints. We get increased traffic, increased population, increased everything-else-that-people-are-worried-about, etc., with very little benefit. Yes, the housing stock diversity increases somewhat and we might get somewhat better tax revenues, and it might look somewhat more "New England-y" and it may make a somewhat better transition to the Green, but it does not accomplish any of the other plans of the PoCD. The PoCD's goals include growing businesses as well as unburdening the town's taxpayers. And it does not even begin to approach the economic benefit that a full-scale, multi-faceted development could achieve. (And depending on the other side of 195 to provide the missing pieces is wishful thinking. See *The Last Thirty Years* by multiple authors as a basis for this conclusion.)

Given that we have limited resources to develop, we cannot afford either an unbaked or a half-baked approach to development in the TVA. Neither approach moves our town forward in a meaningful way and both leave us sitting in the crossroads, watching progress pass us by.

So progress must be made. Real progress. Significant progress.

The real goal, in my opinion, is progress towards all of the goals of the PoCD. Progress that makes a sizeable difference in the tax base (a hotel or other major low-impact, high-value resource; restaurant and residential components). Progress that provides new housing options for our own residents, both young and old, as well as others. Progress that enhances the quality of life here in Tolland for all involved (small retail, niche restaurants, offices and co-working spaces). Progress that protects the environment (naturally-occurring buffer zones, interconnected walking trails, provisions for mass transit, green building techniques and green space). Progress that allows newly-minted high-tech workers a place to live and to supply the TCZ with the workers it will need. Progress that allows "*Live. Work. Play.*"—the belief that residents should be able to live, to work, and to play all within Tolland—to become a reality. Progress that answers the stated goals of both the PoCD and the TVA.

It is fairly clear that the changes that NE Realty wants in the zoning regulations will achieve this sort of progress, and I advocate that these changes be explored fully before being rejected or modified. As much as I would like to see them adopted, I do not advocate blindly accepting them. But I have spoken out against the drive through amendment, as have others, and it's a testament to Mr. De Pecol's willingness to meet the town where it stands to have a conversation about what is acceptable to us and viable to him.

It is therefore my recommendation that the Planning and Zoning Commission continue to engage Mr. De Pecol in a conversation throughout the public hearing process, that the most invaluable resource we have at this moment is his interest, engagement and potential partnership. We have an opportunity to make significant progress towards meeting the town's goals; it would be incredibly shortsighted if we did not avail ourselves of his interest, his expertise and his resources as we strive to meet them.

Further, I recommend that if there is ever a question of funding a study or considering a cost or risk to the town that the Town Council be brought into the discussion—if you feel it appropriate to do so. The Council has no legal standing in the discussion (that I'm aware of, anyway), but can certainly do its best to facilitate providing information that will result in the best overall zoning regulations for the town. I know we're not made of money, but the price of a study or consultant may be a small price to pay to ensure that we're getting the most and best for Tolland and to know as best we can what we're getting into.

I know that you will give all residents' input careful consideration as you deliberate and, hopefully, continue to engage the public and Mr. De Pecol in further discussions.

Respectfully submitted,


William N. Eccles

Resident

106 Sugar Hill Road

Heidi Samokar

From: Bob Tamiso <rptamiso@comcast.net>
Sent: Sunday, May 08, 2016 8:25 AM
To: Heidi Samokar
Subject: Zoning Changes

Please urge the members of the planning and zoning commission to vote yes to the proposed zoning changes at the upcoming meeting. The tax base needs to be broadened to support the services that people want and expect - **but don't want to pay for!**

The future of Tolland depends on voting yes to commercial growth.

Thank you,

Robert Tamiso

Heidi Samokar

From: Patricia August <pwaug@yahoo.com>
Sent: Sunday, May 08, 2016 4:32 PM
To: Heidi Samokar
Subject: Tolland Zoning and Development

Dear Director of Planning:

We built our home on Grant Hill Road 29 years ago. We love our home and the rural character of Tolland.

We object to the zone changes proposed by the developer. STOP the hotel planned next to the topless bar and STOP the 369 apartments planned near the town green!

Please listen and respect the consensus of the people who live here. This is not an Executive decision, but a decision to be made by the people of this town.

Sincerely,
Patricia August
227 Grant Hill Road
Tolland, CT

Heidi Samokar

From: Bill Saypalia <bill_saypalia@sayitent.com>
Sent: Sunday, May 08, 2016 6:17 PM
To: Heidi Samokar
Cc: tvaresponsiblegrowth@comcast.net
Subject: Attention Tolland Planning & Zoning Commission (For the public record)

Importance: High

Good evening members of the Tolland Planning & Zoning Commission,

I do not support the proposed zoning changes submitted by NE Real Estate, LLC.

As a 30 year long-time resident of Tolland, I have watched Tolland grow and change. We have attempted to bring beneficial commercial business into town that I do support. However, we have done a horrible job at doing so. How many more Fairfield based firms do we have to invite into our town, that have no vested interested except to extort and hold hostage our local businesses? How many more business closures and empty retail/commercial spaces do we need to see? These firms do not share our interests!

I offer my opinion for the record on the following items:

- 1) Traffic near Cider Mill extension is aggressive, and dangerous on a good day. How many accidents occur annually? How many complaints do you receive from our town residents? I doubt the CT DOT traffic study will provide a recommendation to increase or alter the traffic flow without significant remediation to RT 195 and Cider Mill. Who is going to pay for the homes, land, and effort needed to widen RT 195? Who is going to pay for the work necessary to Cider Mill? It should not be the town or state tax payers.
- 2) I do remember attempts to bring low income housing to town a few decades back. I believe it was the Beebe property. It wasn't well received. Interestingly enough, if I supported this purposed construction which I do not at its proposed location, the Rhodes & Old Cathole road property would have been better suited to support these buildings and ease of highway access. (I have no affiliation with Mr. Beebe or his family/heirs). Why not acquire the property where Subway and the Electric Blue are? That quarter mile makes a big difference for this type of construction, and it eliminates an Adult Entertainment establishment. That would be a win!
- 3) I have concerns regarding the environmental impact to the Tolland Pond wetlands. The proposed construction is close to an inflow from Crandall Park.
- 4) I have concerns of the impact to the quality of Tolland's educational system with the addition of the number of apartments. Will we have student classroom space issues? New schools are very expensive.
- 5) I have concerns my property taxes will continue to climb at a rate higher than my home's value.

I want growth, I want to see access to high quality retail and business opportunities (think Glastonbury Somerset Square). This proposal does not fit the "Tolland Charm". Every day when I drive from Hartford or Boston and I come over the hill on the highway I say, "Wow, Tolland Valley... this is my home." I don't want to see the magical land of OZ with its high rise structures.

Thank you,

Bill Saypalia MBA PMP

95 Lawlor Road
Tolland, CT 06084
860-558-9899

Heidi Samokar

From: DIANE CLOKEY <dbclokey@yahoo.com>
Sent: Monday, May 09, 2016 6:51 AM
To: Heidi Samokar
Subject: Support for continued collaboration with TVA developer

Dear Ms. Samokar:

I am writing to express my cautious support for the project proposed for the TVA site. I believe that there are many of us in the community that recognize the need to diversify the tax base; I'm not certain that the urgency of that need is fully appreciated. Additionally, I believe that some who would support this proposal need additional reassurances before you are going to see vocal support that comes anywhere near the volume level of those who are opposed. That doesn't mean that we aren't out here. The Town has accumulated a long string of instances where planned projects that were supposed to be helpful to the budget have not lived up to expectations. Additionally, due to the history of "no" votes at referendum, it has been at least 10 years since our leadership has proposed a budget that adequately funds the services that the members of this community count on. This is unsustainable, yet it has become an annual ritual.

I believe that it is essential to recognize that our proximity to UConn should be leveraged for smart development. Tolland alone cannot sustain the commercial development necessary to support itself in an era when its residents refuse to invest in their community. However, this cannot be another project that does not live up to its promise. I worry that we do not have the reserves to absorb seven years of tax abatement if additional burdens will be placed on municipal services before any additional revenue is realized.

I want this project to move forward because Tolland is going to need to take care of itself more than ever in the face of losing state funding for the foreseeable future. Please do whatever you can to gather and disseminate the data to show how this particular development can help us thrive and will not bring a burden that we can't shoulder. Given recent history, would-be supporters need data we can trust in order to feel confident in our position.

Many thanks for all you do,
Diane Clokey

Heidi Samokar

From: linmarbry <linmarbry@comcast.net>
Sent: Sunday, May 08, 2016 7:13 PM
To: Heidi Samokar
Subject: Tolland Gateway Project

I am writing to oppose the Tolland Gateway Project. I know the Town has been looking for a developer for approximately 10 years and this is the first interest in the project. However, I don't think this project is in the best interest of the Town for the following reasons.

- The Developer himself stated that his study the 100 room hotel could **marginally** sustain itself. That is a big red flag to me. What if the hotel is unable to sustain their business? Would we be faced with the option of an empty 4 story building or convert the building to dorms for UConn?
- The traffic on Tolland Green during the busiest times of the days is horrendous now. Adding over 300 apartments and a 100 room hotel would only make the traffic worse.
- What is the economic outcome? Will this project actually cost the Town more money than revenue generated? There will be more students, traffic and garbage collection? We will need more EMT, police and Firefighters. At this time we have Resident Troopers. Will we need a new Police Department, Police vehicles, ambulances and fire trucks?
- Once students are in the apartment and no you cannot stop them from renting, I truly believe we will have issues with Crandall Park. I strongly feel the Park that was for the town will become a Park for Tolland Gateway. There will be more vandalism, drinking etc. Not exactly a family environment.
- As far as the drive thru window for a upscale restaurant, we all know once you have a drive thru window you can't stop other establishments from having them.

Tolland is a nice quiet town, voted one of the best in the United States. I believe the Tolland Gateway project will bring some of the same issues UConn has and that is not what I want to see for our town.

I don't believe this is not the right project for our town. Please consider all issues and not just the revenue promised from this project.

Sincerely,
Mariann Campanelli
51 Kozley Rd
Tolland, CT 06084

Heidi Samokar

From: Lori Steinberg <lori_steinberg1@yahoo.com>
Sent: Sunday, May 08, 2016 10:36 PM
To: Heidi Samokar
Subject: Tolland Village Area Support

Dear Ms. Samokar,

I have been a Tolland resident for almost 24 years. I am in support of the Tolland Village Area and would like to see it developed in the most effective manner possible. I want to see Tolland grow, especially in these times of statewide economic uncertainty. Tolland needs more commercial business and this development and the people who will live there will help support local businesses. I would very much like to spend more of my money locally, than always having to go to Vernon, Manchester or Storrs to go out to eat.

Regards,

Lori Steinberg
51 Crystal Ridge Drive
Tolland, CT 06084



Virus-free. www.avast.com

Heidi Samokar

From: Jan Rubino <justjan@comcast.net>
Sent: Monday, May 09, 2016 8:36 AM
To: Heidi Samokar
Cc: rubinora@comcast.net
Subject: TVA

Dear Heidi and P&Z Commissioners,

We are continuing our support for the development of the Tolland Village Area. Clearly, in these times of economic uncertainty statewide, it is imperative that we do all we can to increase revenue to our grand list.

We do not support the request for a drive-through, as we do not believe it is necessary to the plans that are being submitted.

Sincerely,

Bob and Jan Rubino
296 Weigold Road
Tolland, CT

Heidi Samokar

From: Ruthanne DosSantos <rdsantos0120@gmail.com>
Sent: Monday, May 09, 2016 8:51 AM
To: Heidi Samokar
Subject: TVC Development

Good morning,

I am simply writing to inform you that I am in support of growing Tolland and thus in support of this project.

Thank you for your efforts,

Ruthanne Dos Santos

Heidi Samokar

From: Andre Salois <andresalois28@comcast.net>
Sent: Monday, May 09, 2016 9:36 AM
To: Heidi Samokar
Subject: TVA

Ms.Samokar: I am a resident of Tolland and have been for nearly 45 years. I believe the town of Tolland needs a "shot in the arm" with future development beginning with the Tolland Village Area.I want to see Tolland grow , especially in these times of statewide economic uncertainty.

Thank you,
Jeanne Salois
28 Summit Drive
Tolland, CT 06084

Heidi Samokar

From: Jennifer Overkamp <jennifer@myconnecticutkids.com>
Sent: Monday, May 09, 2016 11:49 AM
To: Heidi Samokar
Subject: In support of the TVA Project

Heidi,

I would like to express my support for the proposed TVA project in Tolland. The future financial needs of Tolland dictate that we must diversify the tax base incorporating commercial development to share the burden of paying for the Towns maintenance and services.

Jennifer Overkamp
139 Wildwood Road, Tolland
860.729.5952

Heidi Samokar

From: Steve Caron <stevechevy@snet.net>
Sent: Monday, May 09, 2016 12:15 PM
To: Heidi Samokar
Subject: Tva development

Dear Heidi, my name is Steve Caron. I am on the ZBA and I am writing to you in support of the TVA development. I do believe we do need more commercial tax payers in town. Thank you for your time.

Steve Caron

Sent from my iPhone

Heidi Samokar

From: moemonty <moemonty@yahoo.com>
Sent: Monday, May 09, 2016 12:52 PM
To: Heidi Samokar
Subject: Hotel in tolland

The town of Tolland must approve this development to increase its commercial tax base revenue. The town is currently over burdened with a 98% residential tax base. To improve the lives of its citizens living here a balance between commercial and residential tax income needs to be achieved. Approving the hotel would add much needed commercial tax income.

Monique Burns
82 Plains Road

Sent from my Verizon Wireless 4G LTE smartphone

Heidi Samokar

From: SHARON CARON <sharoncaron@snet.net>
Sent: Monday, May 09, 2016 1:12 PM
To: Heidi Samokar
Subject: TVA development

I fully support the TVA development!

Sharon Caron
35 Charles St, Tolland

Sent from my iPhone

Heidi Samokar

From: Craig Fair <craigfair@outlook.com>
Sent: Monday, May 09, 2016 1:25 PM
To: Heidi Samokar
Subject: Tolland Village Area

Hi Heidi,

My name is Craig Fair and my address is 15 Adam Lane. I wanted to let you know that I want to see the Tolland Village area developed in the best way possible. I want Tolland to be able to withstand the state's reduction in spending by being able to develop and bring in more revenue that is not just from residential taxes. Thank you.

Sincerely,
Craig Fair

Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of ben.stanford@comcast.net
Sent: Monday, May 09, 2016 1:49 PM
To: Heidi Samokar
Subject: [Town of Tolland CT] TVA Zonign Changes

Hello hsamokar,

Benjamin Stanford (ben.stanford@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:

Dear Tolland Planning and Zoning Commissioners,

As a former Alternate on the PZC and twice elected Town Council member I wanted to voice my 2 cents worth on the proposed changes to the Tolland Village Area zoning regulations. I have and will always support commercial development in Tolland to diversify and expand the tax base. But I do not support development for tax revenue sake alone. Over a lengthy multi year process Tolland reached consensus on what was appropriate and responsible levels of development for the TVA and the larger 195 corridor from the edge of the historic green out towards Mansfield. Maybe the zoning regulations as currently written and present challenges of the geography prevent smaller scale development in line with the original vision. If that is the case then the changes required to that original vision to speed up development need to be fully reviewed and understood. Or the conditions for development of this area are just not ready yet. Getting some development started should not be the goal. Getting the right development always has been the goal of the citizens of Tolland.

The land owner and his developer have requested changes to the TVA zoning regulations on number occasions in the past. Each time the town and PZC have given ground and made changes to the draft and approved regulations. I hope you all have requested and received the access to the developers market/feasibility study that confirms the number and size of apartments and other details of this proposal to confirm these changes are truly need to be financially viable. I would consider this as basic do diligence when considering approval of these changes.

Considering the details I have seen and heard about the developer has made some poor PR/marketing decisions. I think the developer has made a marketing error by assuming the target renter market is UConn only. By narrowly focusing on the benefits to UConn the developer has made a bad first impression of what this development will be. By not considering as a priority the citizens of Tolland and what we might want for this area of development has proven to be a huge and possibly fatal mistake.

The original vision located a hotel on the north/east side of 195. One of the reasons for that was to reduce the proximity to the adult business in Tolland. The proposed changes to for a hotel near an adult business should not be approved. The current site location requirements should not be relaxed or eased. The consequences of such a change are not theoretical or hidden or unintended. Anyone with basic understanding and knowledge of human nature and inclinations can predict what will happen if this proposed change is approved.

In the interest of fairness to the existing business (Dunkin Donuts) that would greatly benefit from a drive thru this should be approved. Drive thru's were permitted recently in other commercial zones and not allowing in this zone does not seem fair. Based on the current zoning laws and if this change does not get passed Dunkin Donuts should relocate across the highway. The increased revenue would easily pay for the move.

The builders requested changes to Building height and width(?) for the TVA go too far. If the developer needs higher density then they need to prove it via a market feasibility analysis. If higher density is needed then longer buildings would be preferable to higher. Allowing taller buildings in the TVA will require a substantial investment by the town's fire department to purchase and house a larger ladder truck. The cost of such an item likely exceeds 1 million dollars. If the height changes are approved the developer should be required to establish a developers agreement with the other land owners in the TVA to provide the funding for the ladder truck required to provide fire and other public safety services to buildings in the TVA. Length and/or width changes will have minimal impact on the public safety equipment needed to service the TVA. I could support longer and/or wider span design concepts to facility development but not taller buildings. Structures that 4 or 5 stories tall will alter the nature and character of Tolland.

The setback change from 25 ft to 15 ft for residential buildings from Merrow road has two flaws. The first is the occupants will not like or appreciate hearing road noise from 195 at all hours of the day. If the change was for commercial/mixed use buildings then the store front access and main street feel would be more palatable. Secondly this type of approval is normally approved as a ZBA or PVC variance for a specific site and building plan. Changing this setback for the entire zone for residential buildings was not part of the approved vision. Every potential new residential building in this zone would be allowed to be just 15 ft from Merrow road.

I hope you get access to the market feasibility study that demonstrates that the proposed density and zoning changes are needed to be financially viable.

Respectfully,

Benjamin Stanford

May 6, 2016

As an 80-year old senior citizen of Toland for over 40 years, I am against changing zoning for the new business proposals.

A graduate and retiree from UConn, I feel UConn is built up enough. Their new "city" is in Storrs!

Thank you for this, my consideration and view-

Orin M. Russo

Heidi Samokar

From: howd@snet.net
Sent: Monday, May 09, 2016 3:04 PM
To: Heidi Samokar
Subject: Yes to TVA zoning regulations

Heidi
As residents of Tolland for 29 years, we are writing to urge you to develop the Tolland Village Area in the best way you can. People who are loudly complaining about this project are speaking out of fear for themselves rather than for the welfare of our town. We are for implementing this plan in the best way possible.

Thank you.

Frank and Roberta Howd

46 Josiah Ln. Tolland. CT

Sent from my LG G4, an AT&T 4G LTE smartphone

Heidi Samokar

From: Rachel <sunraystar@yahoo.com>
Sent: Monday, May 09, 2016 3:08 PM
To: Heidi Samokar
Subject: Re: Yes to Development

Thank you! Here is a copy of my email with my address included:

Dear Heidi Samokar,

My name is Rachel Axler. I am a Tolland resident and I grew up here. I want to see the Tolland Village Area developed in the most effective manner possible. I want to see Tolland grow, especially in these times of statewide economic uncertainty.

Thank you very much,
Rachel and Ed Axler
46 Josiah Ln
Tolland, CT 06084
(860)871-9865

Sent from my iPhone

> On May 9, 2016, at 3:04 PM, Heidi Samokar <hsamokar@tolland.org> wrote:

>
> Thank you for your input. The Planning and Zoning Commission will receive a copy of your email.

>
> Heidi

>
> Heidi Samokar, AICP
> Director of Planning & Development
> Town of Tolland
> www.tolland.org
> hsamokar@tolland.org
> 860-871-3601

>
>
> -----Original Message-----

> From: Rachel [<mailto:sunraystar@yahoo.com>]
> Sent: Monday, May 09, 2016 2:55 PM
> To: Heidi Samokar
> Subject: Yes to Development

>
> Dear Heidi Samokar,
> My name is Rachel Axler. I am a Tolland resident and I grew up here. I want to see the Tolland Village Area developed in the most effective manner possible. I want to see Tolland grow, especially in these times of statewide economic uncertainty.

> Thank you very much,
> Rachel Axler

>
> Sent from my iPhone

Heidi Samokar

From: Duncan Drever <ddrever@snet.net>
Sent: Monday, May 09, 2016 3:30 PM
To: Heidi Samokar
Cc: ddrever@snet.net
Subject: Zoning proposal

Hello,

I would like to express my opinion on the newest zoning proposal for the apartment units and hotel off exit 68. I believe there should be a change to the zoning laws to help more businesses come to Tolland, however not so extreme as the ones being requested by this developer. I don't think we need 5 story apartments(3 is fine). we do need to change the drive through zoning. What is the big deal if a MacDonalds or a Burger King wants a drive through, or in this town Dunkin Donuts? These businesses would be in high traffic areas like the exit area any way. As you can see from the last referendum people are tired of paying more taxes. We need to expand the tax base. We need to be more open to business. We can still keep the rural nature of this town using smart zoning.

Cordially,
Duncan & Susan Drever
67 old Kent Rd. So.
Tolland resident since 1998