

MEMORANDUM

TO: Planning & Zoning Commission, Town of Tolland
FROM: Tolland Design Advisory Board
RE: "Proposed Zoning Regulation Amendments for Tolland Village Area"
DATE: May 7, 2016

At the May 05, 2016, "Informal Review" meeting was held by **Design Advisory Board** to review proposed **Zoning Regulation Amendments for Tolland Village Area**, as requested by Planning and Zoning commission.

DAB has reviewed and reached certain conclusions and they are as follows:

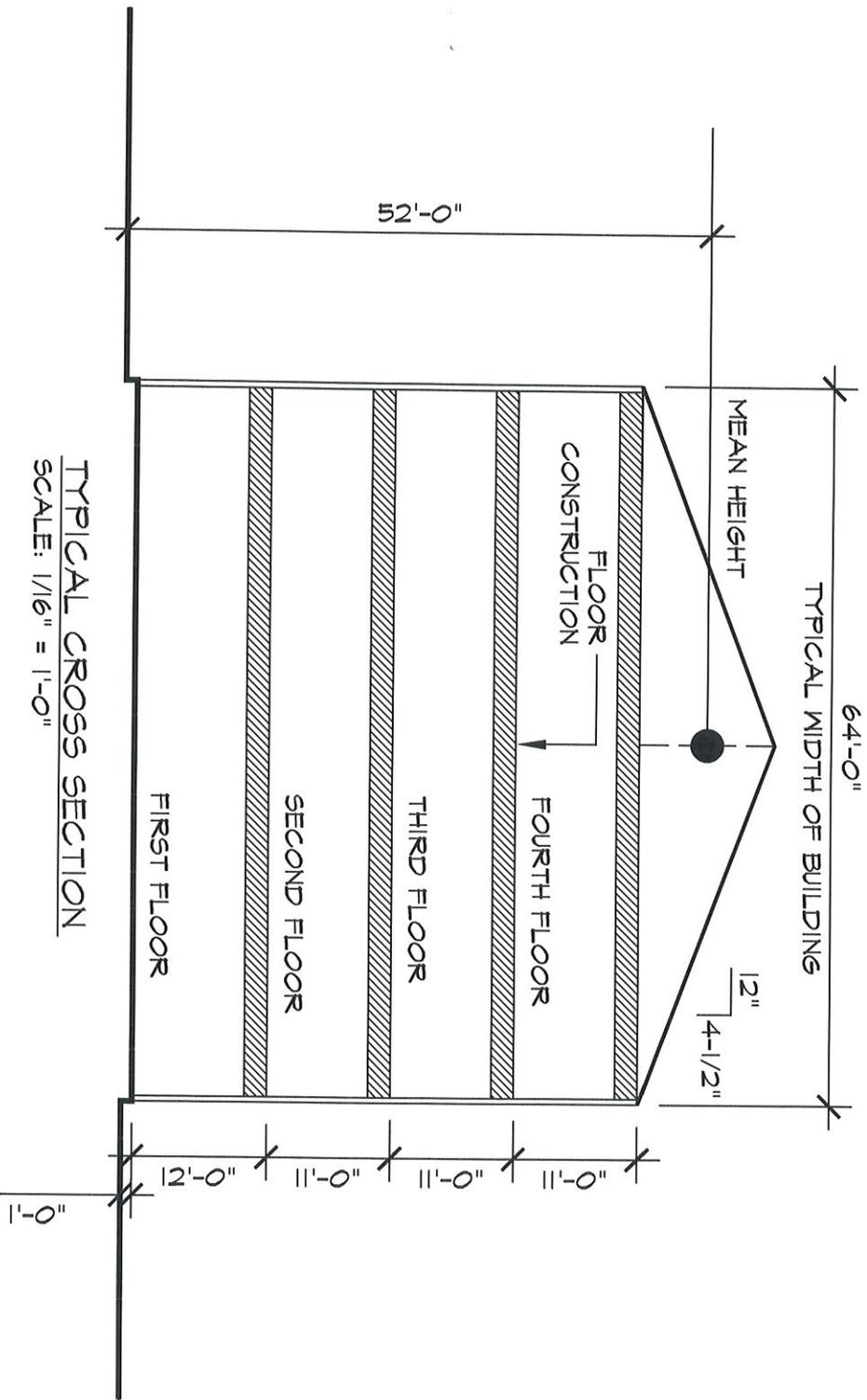
- 1) Based on today's standards of construction and construction methods, Four story building, allowable height should be raised to fifty two (52) feet. See enclosed diagram
- 2) Town of Tolland as it stands now, is not quite ready for Five (5) story structure and as such maximum allowable floors should be limited to four (4) story.
- 3) Under Section 10-9 Regulation of Adult –Oriented Establishment, modification request to measure distance "*along a pedestrian or vehicular access way*" should be denied and Required separation distance should be measured from Structure to Structure.
- 4) Under section 16-7 Drive through, in Tolland Village Area, Drive through for Restaurant, modification request "*allowed by special permit*" should be denied.
- 5) Under section 3-8-A Height and Density restrictions: B-3: modification request "*In Tolland Village area, un occupied building elements such as towers, Cupolas, false dormers, Chimney's and related Architectural features provided for aesthetic purposes may extend above the maximum building height fifteen (15) feet provided all such elements do not occupy more than 15% of the roof area of the building they are located.*" Should be denied. An additional stipulation be placed as follows: **The allowable area must also be broken up in several sections, aesthetically pleasing and may be approved by Commission if in its judgment are effectively articulated.**

- 6) Under Section 7-9 Standards for Area Development Plans (Tolland Village Area) Sub section a: Setbacks: request for modification "*Commission may approve setback greater than Twenty (20)feet, if part of an approved Area Development Plan.*" Design Advisory Board recommends this be approved.
- 7) Under Section 7-9 Standards for Area Development Plans (Tolland Village Area) Sub section b: Building Height: Request to "*modify height in mix use and commercial buildings to five (5) stories.*" be denied. Height of building should be limited to Four (4) Stories. Design Advisory Board suggests that Building height should be revised to read "Fifty Two (52) feet, measured to mean height of roof. See enclosed diagram.
- 8) Under Section 7-9 Standards for Area Development Plans (Tolland Village Area) Sub section b-2 section should be kept intact. Requested modification of "*Five stories.*" should be rejected. Maximum height of structure should be Four (4) stories and Design Advisory Board recommends height of the structure be increased to Fifty Two (52) feet. Refer to enclosed diagram.
- 9) Section 7-9 Standards for Area Development Plans (Tolland Village Area) Sub section c: requested modification as noted below: "*or a conventional flat roof if the building is more than Four Hundred (400) feet from Merrow road*" should be denied.
- 10) Section 7-9 Standards for Area Development Plans (Tolland Village Area) Sub section c: 4 request to modify "*length of building to three hundred (300) feet.*" Be denied. Design Advisory Board suggests increasing Building width (Length) to Two Hundred and forty (240) feet. Width (Length) greater than Two Hundred (200) shall have a step perpendicular to the face of the Building of at least Six (6) feet such that there are no contiguous flat facade plane longer than Two Hundred (200) feet.
- 11) Section 7-9 Standards for Area Development Plans (Tolland Village Area) Sub section 10: Residential – Multi Family Dwellings Units: request to modify "*height of building to five (5) stories and height of sixty eight (68) feet.*" Be denied. Maximum stories allowed should remain Four Stories. Height allowed should be modified to Fifty Two (52) feet. See enclosed diagram.
- 12) Section 7-9 Standards for Area Development Plans (Tolland Village Area) sub section 10-b Setback: Modification request to reduce "*setback from public road from twenty five (25) feet to fifteen feet*". To be denied.
- 13) Section 7-9 Standards for Area Development Plans (Tolland Village Area) Sub section D: Building Architecture: modification request "*Building width (length) shall not exceed three hundred (300) feet.*" Should be denied. Design Advisory Board suggests increasing the Building width (Length) to Two Hundred and forty (240) feet. Width (Length) greater than Two Hundred (200) feet, shall have a step perpendicular to the face of the Building of at least Six (6) feet such that there are no contiguous flat facade plane longer than Two Hundred (200) feet.

If you have any questions with regards to our review and our conclusions, please do not hesitate to contact us.

A handwritten signature in blue ink, reading "Sudhakar Nagardeolekar", written over a horizontal dashed line.

Sudhakar Nagardeolekar, Chairman
Design Advisory Board



TYPICAL CROSS SECTION
SCALE: 1/16" = 1'-0"

DRAWN BY: NSN
SCALE: 1/16" = 1'-0"
DATE: 05-05-2016
PROJ. NO: 000-00

050716

DWG. NUMBER

PROJECT:

TYPICAL CROSS SECTION
TOWN OF TOLLAND
TOLLAND, CT

REVISIONS

NO	DATE	BY	DESCRIPTION
01	00-00-13	NSN	XXXXXXXX XXXXXX