

Correspondences Received April 29 through May 3

Heidi Samokar

From: Rudy Rudewicz <rudy@journalinquirer.com>
Sent: Friday, April 29, 2016 10:02 AM
To: Heidi Samokar
Subject: zone changes for apartments and hotel

Hi Heidi,

I want to clarify and add to an earlier email. As I have researched this issue (Apartments and hotel proposal) I understand that the developer already can build both structures within the existing regulations. The height would be less for the apartments and the distance from the topless bar would be more than he has proposed but he can develop and build as allowed now.

I am not in favor of either building however I think this is a reasonable compromise given the fact that the land is already zoned as such and the owner has the right to develop the land.

I am opposed to increasing the height of the high rise apartments and allowing the hotel rooms any closer to the strip club than is currently allowed.

I would also like to propose that a zone change be made to future hotels that they be a minimum of 1500 feet from adult establishments.

Thank you for forwarding this to the commission members,

Walter Rudewicz
38 Lawlor Rd.

Heidi Samokar

From: David <sweet_cutlass@yahoo.com>
Sent: Friday, April 29, 2016 6:24 PM
To: Heidi Samokar
Subject: Tva

My name is David Sweet of 16 Vaalcom Rd in Tolland and would like to voice my opinion **against** the zoning commission making changes just to allow a developer the ability to make a profit and build a complex for ucon. I believe a hotel and 369 apartments is not why I bought a house to live in Tolland and raise a family 3 plus years ago.

I choose to live in Tolland due to its quite charm and great school system. This project will stick out like a sore thumb in this town with little to no benefit, that being said I'm not against the growth of this town the original plans I've seen looked fantastic! These new ones look atrocious all just to allow a developer to turn a profit themselves. Responsible growth is a must in my opinion which with the way this project is now, it's not.

Sent from my iPhone

April 29th 2016

Heidi Samokar

Director of Planning

Tolland, CT 06084

Heidi Samokar,

I am writing on behalf of my family to express our distaste of the proposed zone changes by NE Real Estate. The enormity of the project does not fit into the charm and character of historic Tolland. This is an outrageous expansion that begins a slippery slope towards even more development and traffic. Instead of commercializing this 300 year old New England town, we should work towards preserving it.

Sincerely,

Kristine Schmitz

Patrick Schmitz

Kyle Schmitz

Hanna Schmitz

Greta Schmitz

Sophie Schmitz

46 Nedwied Rd

Tolland, CT 06084

Heidi Samokar

From: Tedd Biddle <tedd.biddle@sbcglobal.net>
Sent: Saturday, April 30, 2016 5:29 AM
To: Heidi Samokar
Subject: Tolland Village Project

My family is very much against the Tolland Village Project and zoning amendments requested by NE Real Estate. As much as I dislike the high property taxes in Tolland, I dislike selling the small town atmosphere even more. We live in Tolland because it's quiet, easy going, no crime and no congestion. Take that away from us and we'll move somewhere that is Tolland as we remember it.

Tedd Biddle
62 Wildwood Rd.
Tolland, CT 06084

860-871-9001



Virus-free. www.avast.com

Heidi Samokar

From: scott drummond <scott.drummond@cox.net>
Sent: Saturday, April 30, 2016 9:37 AM
To: Heidi Samokar
Subject: Zone Change Objection.

Hi,

I am just emailing to let you know I object to the zone changes requested by the developer for the hotel and apartment building. My name is Scott Drummond and I live at 40 Marbella Lane in Tolland. I have been a Tolland resident for 45 years and I think the hotel and apartment building would take away from Tolland's charm and small town feel. My phone number is 860.872.9994.

Thank you for reading this email.

Best Regards,

Scott Drummond

Heidi Samokar

From: Gisela Broderick <gigi@gigibroderick.com>
Sent: Saturday, April 30, 2016 10:37 AM
To: Heidi Samokar
Subject: Proposed Zoning Changes for the TVA

Aware of the proposed zoning changes at the request of the developer, my husband and I are upset at the disregard that this developer is showing for our carefully crafted plan of development. Referring to the changes as *textual* changes tries to minimize the substantive changes suggested. This existing Plan is what was agreed and this is what the PZC must uphold regardless of the pressures applied. While development of this area is inevitable and desired, we should not rush to change our rules to the detriment of our town and the benefit of this developer.

This plan Plan of Conservation and Development was modified to incorporate this more detailed vision for the TVA in 2011 and further changed in 2015 by the PZC to add its own amendments to the Zoning Regulations and Design guidelines. The guidelines were there to protect our historic Green and the character of this New England town. If we are going to have a Plan, then lets follow it or not have one at all.

The proposed zoning changes will lead to a development that will greatly affect the traffic in the area of Crandall Park, another town asset that deserves attention and protection. The increase traffic will put our youngest citizens at risk. Water consumption and contamination of our aquifer should also a consideration. I am not convinced that an increase tax base will lower our taxes. Has anyone studied what has happened in Vernon and Manchester? Have their taxes gone down? We will be spending more on public services if this project proceeds as conceived.

I am grateful for the volunteer service of the PZC and the difficult task that the it faces, but since they represent the people of this town, I am sure that they will make the right decision for us all.

Jack Broderick and

Gisela (gigi) Broderick
860-836-7516

Heidi Samokar

From: Jennifer L <jllogan01@hotmail.com>
Sent: Saturday, April 30, 2016 8:59 PM
To: Heidi Samokar
Subject: Tva project

My name is Jennifer Lane I am a resident in Tolland. I strongly object to the proposed project UCONN GATEWAY or the Tolland village. My grandparents raised my mother in this town. My grandfather Edmond Perkins helped build St. Matthew's church. My mother raised my sibling and I in this town. My husband and I now have small children in the Tolland school system. Tolland is not meant to expand into a college town, we are not UCONN. If the developer wants a UCONN city There is empty space available on rte 195 in storrs right near Cumberland farms, and the intersection of rte 44 for sale, develop there!!! There are too many variables that will impact the town in a negative manner. I feel the pzc has not completed due dilligence on all these questionable variables from increased crime, taxes, traffic, environmental impacts. I am for responsible economic development in this town for Tolland not Uconn. However, this is irresponsible economic development. The pzc committe should in good conscious put this to a town vote as the original board planned to. I encourage you to think long and hard about the important role you play in the commitment to your constituents. Please proceed in a manner that justifies that with this project in mind.

Sincerely,
Jennifer and Daniel Lane
55 Beech Rd.

Sent from my Verizon 4G LTE Smartphone

Heidi Samokar

From: Amy Buongiorno <amybuongiorno@comcast.net>
Sent: Saturday, April 30, 2016 9:25 PM
To: Heidi Samokar
Subject: Say NO to the Zoning amendment

At the meeting on April 25, I spoke to express my concerns about the proposed development and wanted to email you to make sure you clearly understand that I OPPOSE changes being made to zoning regulations to accommodate the proposed development.

Another point I'd like to express is that with the current economic state of Connecticut (budget cuts & reductions in state positions) and corporations leaving the state, I do not feel we should be building commercial or residential properties that we may not be able to rent.

As the PZC, you were selected by the residents to represent us to make decisions that benefit the town of Tolland. I do NOT see a single benefit for our town by amending zoning to allow for this development.

I sincerely hope that you listen to what the residents want and make your decisions based on that and not because of personal feelings that you may have for this development.

Regards,
Amy Buongiorno
10 Fernwood Road
860-454-4554

Heidi Samokar

From: Gretchen Whitcomb <gretchenwhitcomb@gmail.com>
Sent: Saturday, April 30, 2016 9:28 PM
To: Heidi Samokar
Subject: TVA zoning changes

I am writing to let you know that I do not support the zoning changes to the TVA zone currently under consideration. Decreasing the setback from 25' to 15' while also increasing the width and height of the buildings really makes for an imposing structure right at the entrance to the historic Tolland green. I really am looking forward to development of the TVA, but believe the current zoning as it stands is more appropriate for our area and I hope that the developer could continue his project within those constraints.

Regards,
Gretchen Whitcomb

Heidi Samokar

From: Diane Field <dfield22@yahoo.com>
Sent: Saturday, April 30, 2016 9:43 PM
To: Heidi Samokar
Subject: PZC Zoning Amendment Application For Tolland Village

To whom it may concern,

I cannot stress enough how much I oppose the proposed zoning changes for the University Gateway Village a/k/a Tolland Village. I understand that the town of Tolland needs to grow and sustain itself but I do not believe this is the correct fit for our town. My concerns are focused on the increase in traffic, crime and the visual impact this will have on our town. I cannot see the need for a five story building in Tolland ever. I believe we must tread very carefully here as we are at the top of a slippery slope.

Diane Field
40 Hidden Valley
Tolland, CT 06084

Heidi Samokar

From: Claudette Morehouse <militarymom2@sbcglobal.net>
Sent: Saturday, April 30, 2016 9:47 PM
To: Heidi Samokar
Subject: Tolland village Gateway to Uconn

To: PZC

In regards to the developer's requested zoning changes for the TVA Gateway. i cannot support this because of the increase in the size of the buildings. Way too big for Tolland, the whole placement of the project wrong for the community to much in such a small demographic area. The hotel near a strip club, seriously, is such in poor taste, and would be more of an embarrassment, than we need. what happened to Tolland pride.

this will have a huge impact on our wetlands and wildlife, we have tried for so many years. We are a quaint town and to increase the zoning requirements to suit the needs of this developer will not suit tolland. these zone changes will sent presidence on future development that will continue to take away from tolland's character and charm.

i cannot and will not support the zoning changes to build this monstrosity, i am all for development and would reconsider support only if this was scaled down to fit Tolland and not Uconn.

Ask yourselves, if this was going in your back yard how would you handle it?

All of you hold the history and future of Tolland, our town, in your hands, Please take our pleas, requests, and oppinions to heart. we love this town the way it is.,

thank you
Claudette Morehouse

Heidi Samokar

From: Mash <mashirwin@gmail.com>
Sent: Sunday, May 01, 2016 6:53 AM
To: Heidi Samokar
Subject: Tolland village project

I emailed you before the meeting and would like you to know that I attended the meeting last week at the high school and I am still in opposition to allowing the zoning changes that the developers had asked for. It is so different from what citizens would like to see at that area. I grew up in this town and decided to move here when I wanted to start my family. I knew the taxes were high and would continue to raise, but the small town feel is what I what for my family. Five story buildings do not reflect a small town feel. I ask you to go to Mansfield and walk down Dog Lane. It feels like a canyon as you walk down. I thank you for your service to the town and hope you take the citizens opinions in to account when deciding on the developers application.

Aaron Irwin
302 Baxter st
Tolland, CT

Sent from my iPhone

Heidi Samokar

From: William Eccles
Sent: Sunday, May 01, 2016 8:24 AM
To: Heidi Samokar
Subject: Fwd: [Town of Tolland CT] Proposed Gateway Village Development

Hi, Heidi, please put this into the record for the current hearing. Thanks, Bill.

Sent from an iDevice, so blame autocorrect, please.

Begin forwarded message:

From: <cableme44@comcast.net>
Date: May 1, 2016 at 7:13:32 AM EDT
To: <weccles@tolland.org>
Subject: [Town of Tolland CT] Proposed Gateway Village Development

Hello weccles,

Robert P. Tamiso (cableme44@comcast.net) has sent you a message via your contact form (<http://www.tolland.org/user/556/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/556/edit>.

Message:

Hi Bill, the naysayers are out in force and they make a lot of noise. I'm here to tell you that many people in Tolland do support the development of the area around exit 68. We have a major highway going through our town and we need to take advantage of it. Revenue from the state is drying up and never coming back.

One special point. Talk to the planning and zoning commission about lifting the ban on drive thru windows. That is the most ridiculous rule that a town can put into effect and it screams out to potential developers that this town is too snooty to do business with. We could really use a stand alone drug store in this town but I have to drive all the way to Vernon. Ridiculous!

Yours truly,

Bob Tamiso

Heidi Samokar

From: Jennifer <harleymarie7@gmail.com>
Sent: Sunday, May 01, 2016 8:24 AM
To: Heidi Samokar
Subject: I vote no, against the proposal

Short but to the point and most important - NOT FOR TOLLAND!

To whom it may concern,

I oppose the proposed zoning changes for the University Gateway Village a/k/a Tolland Village. I understand that the town of Tolland needs to grow and sustain itself but I do not believe this is the correct fit for our town. My concerns are focused on the increase in CRIME, TRAFFIC and the visual impact this will have on our town. I cannot see the need for a five story building in Tolland ever. This is not why I chose my hometown, keep it quaint little country town and find other options for revenue.

Jennifer Gluck

55 Robbie rd

Tolland, CT 06084

Heidi Samokar

From: Betty Webber <bdwebber@att.net>
Sent: Sunday, May 01, 2016 8:45 AM
To: Heidi Samokar
Subject: Tolland Village Project

My name is Betty Webber. I live at 79 Webber Road. I have been a resident of Tolland for almost 57 years. I was born and raised here. My family has been in this town for over 110 years. My son who is 31 and daughter who is 33 were born and raised here as well! We even had the same teachers at school. I now have a granddaughter who spends many hours/days in this town. That is 5 generations in my family alone! This is a Small Town filled with families that have lived here for years and have multi family generations here.

The changes that this developer is requesting will change this town forever. This would change the look, feel and dynamics of this town completely and forever. Even if that land drops a couple hundred feet lower a 5/6 story building esp once the trees where removed would be seen as a monstrosity. There is nothing historical about it in its historical location.

The original design had apartments, single family homes, condos, hotel and businesses which would bring in a varied tax revenue for this town was more appropriate for our town. This plan with only the apartments and minimal businesses and hotel is not a benefit for our town.

Originally at Crandall's this developer was all about high end restaurants and uconn. At the high school it all changed. What high end restaurant needs or wants a drive through. And to say you won't allow undergrads is against the law. I know many undergrads with jobs and good credit you can't keep them out completely.

I am not against growth in this town. However, I do NOT AGREE with this proposal. I also do not trust this developer and feel he does not care about this town, only his pockets. I am against buildings of this height and width and do not feel they belong in this town. Nor do I feel that this town can support them and we would then be left with more empty business fronts and even empty apartments.

Please **DO NOT** allow these changes. Keep with the original design that fit Tolland.

Thank you Betty Webber
860-896-0740

Heidi Samokar

From: Claudette Morehouse <militarymom2@sbcglobal.net>
Sent: Sunday, May 01, 2016 9:01 AM
To: Heidi Samokar
Subject: TVA gateway

I know the current issues for this project are revolving around a specific set of zoning changes. However, these zoning requests by the developer, will reap irreversible changes to our town forever, Yes, OUR town. for the towns elected officials are to represent us, who we trust that your decisions will not be biased on what your personal choice is but what the majority of the residents request of you. I have a difficult time seeing this as a one issue at time. i cannot help but look at this project as a whole which starts with YOU, the PZC. You have the power to stop this and regroup this as a project for Tolland. You all have been dedicated individuals who have done great things, but it would be sad to think that you all would be in the history books as the team that sold us out. Please hear our plea, the residents of Tolland, and choose to preserve Tolland and it's quaint setting. I beg you to reject these zoning requests and make this about Tolland not UCONN. i would be more in tune with a smaller scale development than this one which i see to be a negative impact on our community.

Claudette Morehouse

Heidi Samokar

From: Ryan Niesyn <rpniesyn@gmail.com>
Sent: Sunday, May 01, 2016 10:36 AM
To: Heidi Samokar
Subject: Village Project

To whom it may concern,

I am not in favor of the proposed zoning changes for the University Gateway \ Tolland Village project. I believe that a project of this size will only further burden our small town's limited Municipal resources. We have a small, but skilled, volunteer fire department and a resident State Trooper. Adding such a large development will increase population, traffic flow, and crime in the area. Additionally, other town resources are already running thin. The road i live on has been in dire need of repaving for almost two years now, yet we are told there is no money to fix it. This winter the snow plow deposited an equal amount of snow and blacktop at the end of my driveway. I spent a good portion of a Saturday morning combing my yard for blacktop this spring. I do not believe our town would benefit from the additional burden the Village will put on our town resources, especially with a 7 year tax abatement.

My wife and I were walking through Evergreen Walk in Manchester last night. We both agreed that something with that scale of building would be appropriate, maybe even 2 stories. I believe what exists currently in the UConn area would be far too grand of a development for our town. The proposed 5 story buildings would not fit with the rural, woodsy, country feel that brought us to Tolland in the first place. In my opinion, keep it small, or don't build it at all.

Thank you,

Ryan Niesyn
38 Sherry Cir.
Tolland, CT

Heidi Samokar

From: Justin Doughty <lupovox@yahoo.com>
Sent: Sunday, May 01, 2016 11:23 AM
To: Heidi Samokar
Subject: Tolland Village Project

Dear Planning and Zoning Commission,

I am writing to express my displeasure with the proposed Tolland Village Project. I specifically move my family to Tolland this year to escape the undesirable and overly developed suburban areas of Vernon and Manchester before that. We desired the quiet and largely unspoiled country setting along with the highly praised school system for our preschool age son.

This project would most certainly be a "gateway," however, it would be a detrimental one that would expose this quiet New England town to further urbanization and most certainly have a negative impact on the population and school system. For my family in particular, this would put us right back where we started and where we just left for a better quality of life. I would be more than disappointed to find that my recent \$200,000 home purchase was a less than wise choice.

I also reject the proposed zoning changes. They go against many of the reasons I chose Tolland for my new home and I cannot possibly support this project in any way.

Respectfully,

Justin Doughty
248 Plains Rd
Tolland, CT 06084

Heidi Samokar

From: Fred <valanti@comcast.net>
Sent: Sunday, May 01, 2016 11:48 AM
To: Heidi Samokar
Subject: gateway village

During the last PZC meeting the University Gateway Village developers referred to the proposed hotel as "marginal". They themselves admitted that it probably wouldn't be profitable do to its location and the fact that UConn is empty 3 months of the year. They also said that if another hotel was built closer to UConn (highly possible) this proposed hotel would never work. They also said that once the proposed changes to the zoning went into effect they would have no control over the aesthetic aspect of the hotel being built. The developers also said that Tolland "can't support retail" (based on current empty stores) but propose retail in the Village. That makes no sense.

Here's a few things i think should be addressed prior to any zoning changes:

1. Can 'residential' be rezoned to 'commercial' which would then be open to the proposed changes
2. During the previous 'phone survey' when residents were in favor of the Village were they informed of all the zoning changes that were required to do it.
3. Is it smart to have a highly trafficked road intersect at Crandells park and the Little League fields
4. Is it legal to screen condo applicants to keep out undergrads.
5. Can the town services handle all the new residents as well as the 87 multifamily houses (174 families) approved on Anthony Rd.
6. Has any research/thought been given to what is being built/proposed on the relatively new Discovery Dr in Storrs. It's currently a huge empty tract that could be developed and negate anything built in Tolland.
7. Evening traffic on the north side of rt 84 on rt 195 is currently tolerable. Adding a light will make it almost impossible to get through.

Fred Valanti
203 Anthony Rd

Heidi Samokar

From: Timmy <timmygilleran@gmail.com>
Sent: Sunday, May 01, 2016 11:48 AM
To: Heidi Samokar
Subject: Gateway Village Zoning changes

To whom it may concern:

I am not in favor of any proposed zoning changes for the University Gateway Village. Please do not allow this disastrous project to change our rural character of Tolland.

Tim Gilleran
387 Grant Hill Road
Tolland, CT 06084

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Heidi Samokar

From: LOURDES <gelalourd@msn.com>
Sent: Sunday, May 01, 2016 1:41 PM
To: Heidi Samokar
Subject: Against Tolland Village Project

Hi,

I ask that you do not allow the proposed zoning changes.

I am against the zoning changes for the development of the Tolland Villages. I wouldn't mind a townhouse style community, but what the developers are proposing doesn't reflect our town's atmosphere.

I think altering the zoning laws to increase the floors is going to look overwhelming and take away from our small town feel. I also disagree with allowing the developer to build a hotel that close to a strip club. I can just see strippers taking their clients outback to the hotel. This will bring unwelcome visitors seeking prostitutes. Basically, strippers could rent rooms and bring multiple guys there throughout their shift. How is this going to affect our crime?

Weekly, I drive through South Windsor and the tallest buildings I see there are 3 stories and they look huge. I can't imagine what the 5 story buildings the developer is proposing will do to our town.

I also question what all this traffic will do to our town. What is this going to do to our Tree Lighting in The Tolland Green? Is this going to cause them to eliminate this due to the increase in traffic? Also, how will this effect the farmers market? I just feel traditions will have to be eliminated to make way for this unwanted apartment complex.

Last week, even the developer himself admitted this is basically an apartment complex. He said "1 restaurant and a 'small' amount of retail". I feel like he is trying to get the residents to accept this hotel and apartment complex by disguising behind some retail and restaurants. We have plenty of empty retail spots. Let's first work on filling those before we build more. You want to build stand alone restaurants, I am ok with that.

Please do not allow the developer to change our beautiful town we call home. Thank you,

Lourdes Rhodes
216 Crystal Lake Rd

Heidi Samokar

From: Heatherly69 <heatherly69@comcast.net>
Sent: Sunday, May 01, 2016 2:06 PM
To: Heidi Samokar
Subject: Tolland Village development

Hello, I am a concerned citizen, who was present at the town meeting. I would like to share my concerns, and bit of knowledge on the topic. These concerns I had posted on the the Tolland Village Group on Facebook, I will copy and paste them for your review. Please feel free to contact me if you have any questions. Here they are:

a couple of my concerns are the fact that there is no, loop around for the busses and shuttles that they are talking about, which means if they enter the site, they would be driving out onto Cider Mill, and Cider Mill ext...I don't think the road could support that type of traffic, especially in that residential area. Other concern, is the fact that the developer stated it was a subsidized facility. There are 3 types of subsidized housing. 1. Local - Section 8 voucher program(which has many other programs as well), 2. HUD which means they will provide their own subsidies, with guidelines 3. Tax Credit- which means they are not subsidized, but have (low) income guidelines in which the government will provide a tax credit if you follow certain rules, and must take all voucher types. I work in a complex that is both 1 and 3. The turn around if remarkable...i have 105 units, my turn around on a yearly basis, is on average 25%. The problems that come, from this type of property, will impact our schools, the quality of our town, and our crime rate, and not be beneficial to economy. How are low income ppl going to boost our economy? I would like to know which type of subsidy they are talking about, not that it matters because you have to accept all...THE LIE FROM THE DEVELOPER: "we will not accept-under graduates", this is not possible. With the tax credit property: " The rule is, that you can not have an entire household of students(doesn't matter what type). You could never, discriminate against someone, for going to college. What you can do is legally say that you can not have a household of students, you can do this legally because the household would then be considered a dormitory environment. So the developer is not quite being honest. This type of housing is not only large, bulky, and does not fit our "Norman Rockwell", Town...but is not beneficial for a town who prides itself, on Family, children, and quality of life. Zone For Tolland...Not For UCONN!!!!

[Like](#) · [Reply](#) · 45 mins



Heather Smith-Fields I would not be opposed to a mix community setting, if it was not as large as they are proposing...if they would keep in our agreed upon 3 stories, that would be great...if they would change the design to keep housing and shopping traffic out of our rustic, rural, Cidermill area...and would fully disclose what type of subsidy...because if the entire property is subsidized housing, it would not be good. We have to have a buffer...of market rate, and low income to succeed with the plan of

growth, that "We all", would like to see in Tolland.

Like · Reply · 35 mins



Deb Goetz Heather Smith-Fields Thank you for posting and explaining your concerns as someone with real experience in this area. I hope you also emailed hsamokar@tolland.org as all emails on this subject will be entered into the Public Record for the next Public Hearing on 5/9 7pm at THS. That was a great point about the buses and I hope the developer can clarify on their route.

Unlike · Reply · 1 · 17 mins



Heather Smith-Fields Will copy and paste now.

Like · Reply · 1 · 16 mins



[]

Write a reply...

[]



Heather Smith-Fields Tax Credit programs-(LITCH) Low income tax Credit housing-programs are a contract, between the owner, and the US Government, to provide tax breaks for renting to those who fall into 4 different income brackets. The program has stringent guidelines, and the contract is set for decades, not a few years...thus the high turn around on the units. PPL find that they can not afford the housing without a subsidy voucher and are constantly moving as soon as lease ends...the lease up process because of the Program, takes about 2 -3 weeks...and you have to recertify income on a yearly basis...it is like selling your soul to the devil...and they are popping up everywhere! This type of housing, is everywhere in Vernon (which is where I work, in a LITCH complex. It is not a profitable, economic benefit for Tolland, the owner however, will reap incredible benefits...not good for us. Which is where we need to stay in line with Development that is profitable for "Tolland", which will enable growth, and benefit...not Growth, "with out benefit". It will cause more, congestion, strain on our school, and an economic drain in the long run. And, will not be beneficial to the Tolland community, with such turn around on the units...the community changes (which will be constant), and lifestyle issues will greatly impact our solid, historic community for the negative. Please consider all facets to the development, and not reach for the glimmering prize...sometimes, all that glitters is not gold...and we Tolland...will pay the

price in the long run. I deal with this type of housing everyday...and it is not a good choice for Tolland. ONLY for the owner.

Thank you, Heather



[]

Write a comment...

Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of nkrupowies@comcast.net
Sent: Sunday, May 01, 2016 5:35 PM
To: Heidi Samokar
Subject: [Town of Tolland CT] Tolland Village Project

Hello hsamokar,

Nancy Krupowies (nkrupowies@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:

I am writing to express my opposition to the proposed zoning regulation changes. Along with many other residents, we live here because of the rural character of the town. I do not feel these zoning regulation changes will allow Tolland to continue to be the town we love. Please, listen to the voices of Tolland residents & do not approve the proposed zoning regulation changes!!!

Thank you,
Nancy Krupowies

Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of dbkelly1097@comcast.org
Sent: Sunday, May 01, 2016 6:16 PM
To: Heidi Samokar
Subject: [Town of Tolland CT] Tolland Village Project

Hello hsamokar,

Diane Kelly (dbkelly1097@comcast.org) 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:

Ms. Samokar,

I need to express my disappointment again with the Planning and Zoning Commission on the decisions that you and the rest of the Commission have been making regarding the open land in Tolland. My husband and I are against the development of South River Road for the Solar Panel farm and the Tolland Village Project. Two major projects where the decision has been approved by the PZC. The town of Tolland has been in the top 100 best places to live in America in 2005, 2009 and 2011 with a big part of that due to our rural charm and open land. The Tolland Village Project is going against those very reasons that makes this one of the best places to live in America. When people move to Tolland it is because of the space and the beauty of the town.

The commission is destroying our beautiful town with every decision that is made with no regard to the residents of this town. The Tolland Village Project will increase traffic, crime might become elevated with more and more people coming through town. We can't keep the stores that we have in town and you think adding more stores will be beneficial? Don't turn this town into a West Hartford or Manchester. These decisions impact too many people for you to make these decisions by a handful of people. It is our town and the people need to decide! We pay the taxes, we should have a right to vote on the decision. Our town is already congested because of UCONN. Don't let this town become another UCONN campus!! I drive the highway everyday and anytime there is a function at UCONN, exit 68 is backed up for miles. Route 195 will become a parking lot everyday not just during rush hour traffic. This decision isn't good for Tolland. It's not good for the people. The residents need to speak, we need to be heard!!

Heidi Samokar

From: Michelle Bezzina <m_bezzina@hotmail.com>
Sent: Sunday, May 01, 2016 4:55 PM
To: Heidi Samokar
Subject: Tolland Village/University Gateway
Attachments: TECDC March5.pdf; TECDC Oct2.pdf

I am writing to urge the PZC to deny the newest request to change the zoning of the TVA. The zoning has already recently been changed to be more “developer friendly” and I believe prospective developers should build within those specifications instead of requesting more and more changes. The changes no longer serve to benefit Tolland and only add to the developer’s possible profits.

The TVA is supposed to be a gateway to our beloved Green and reflect its character. 5 story buildings, a drive through and 15’ setbacks from a main road do not accomplish the Town’s original vision for that area.

I am, in no way, against developing the area. However, I would like to see responsible growth which reflects the town we live in. In researching the project I’ve found many things that concern me. Even though the name of the project was recently changed to Tolland Village Project from the University Gateway Village it still relies heavily on the successes of UConn in order to work. In the minutes of the TECDC meeting of Oct. 2, 2014 it states, “Kevin outlined the meetings he and Mark have had with various officials at UConn and the complementary nature of these activities with those already underway at UConn” and “Mark asserts that any development activity will act as a catalyst for additional activity associated with the TVA”. (copy of minutes attached). While this direction has been in the works for some time, is it still the best direction to go? With the CT state budget now at a \$256 million deficit many programs and jobs are being cut and those cuts will negatively impact many areas of our state including UConn. In the minutes from the TECDC meeting of March 5, 2015 it states “Kevin reports that the recent news about the State budget cuts negatively impacts UConn, specifically NextGen CT and the Tech Park. These development projects are fueling UConn’s growth and create the demand for housing and the hotel that Tolland wishes to host”. (copy of minutes attached). If the people who are “pro” this development and who have been working with the developer and UConn on it for the past several years are stating concerns it’s up the PZC to be responsible about what it allows developers to do in our town.

I attended the public hearing on April 25 and some of the developer’s comments also have me concerned. The hotel is supposed to be a big part of the project but Mark DePecol himself said that while it will work, it will work “marginally”. He also admitted that if undergrads do end up in the apartments (and I ask, how legal is it to keep them out as Mark has said he wants to do and what happens if he decides he’d rather sell it to another company that has no such concerns) that compared to grad students “undergrads are an entirely different scenario.....terrible”. Mark DePecol also admitted that having a hotel near an adult establishment can be economically disastrous even for the developer. After the meeting I had more reservations than I did before hearing the developer speak. If the developer doesn’t have complete faith in this project, how can we? The developer builds the project and leaves (and to his own home in a bedroom community where he’d never build a project such as this, I might add) but this is our town where we will continue to live with the aftermath of this project, good or bad.

The members of the PZC have been elected to their positions by the residents of Tolland to protect us and speak for us. I urge you to do the right thing and know when to say “enough is enough”. The current requested changes to the zoning should be denied.

Michelle Bezzina

39 Cook Road

TECDC Meeting October 2, 2014

Meeting was called to order at 7:33am by Kevin Bouley

TECDC Members present were: Kevin Bouley, Greg Williams and Robert Ciraco. Gary Jalbert joined the meeting at 7:34am.

Motion to approve the minutes of the June 5, 2014 special meeting was made by Bob Ciraco and seconded by Greg Williams with unanimous approval.

There were no questions or comments on the several submitted monthly TECDC activity reports contained in the meeting packet.

Kevin Bouley reported on the Taylor property development concept and discussed the ongoing meetings between Mark DePecol and prospective hotel and housing developers. Kevin outlined the meetings he and Mark have had with various officials at UConn and the complementary nature of these activities with those already underway at UConn. UConn is very interested in new faculty and graduate student housing.

Gary Jalbert offered to convey the development concept to Rich Rosenthal of the Max Group to test his interest in the restaurant pad. Bob mentioned that Farmington Bank is working on a university housing project at UMass Amherst. There is market backing for these types of housing projects.

Discussion continued with the group about the TVA and possible opportunities for development which would involve both sides of Rte 195. Mark DePecol has connected with Steve Williams and shared his development plans. Mark asserts that any development activity will act as a catalyst for additional activity associated with the TVA.

All present were supportive of the development project progress.

Greg advised of the upcoming Tolland Business Meet and Greet event scheduled to take place October 16th. In that context, Gary reported on the experiences at two local small businesses and how they benefitted from the first Meet & Greet. We all agreed that "Civic Lift" introduced by Gary Jalbert at the October EDC meeting would benefit these types of small businesses.

Upon motion made by Gary Jalbert and seconded by Greg Williams, the meeting was adjourned at 8:35 am.

Respectfully submitted,

Kevin Bouley

TECDC Meeting March 5, 2015

Meeting was called to order at 7:36 am by Kevin Bouley

TECDC Members present were: Kevin Bouley, Greg Williams, Robert Abbate and Gary Jalbert. Nathan LaVallee, a member of the public was in attendance and has expressed interest in joining the TECDC. He wished to attend a meeting to confirm and affirm his interest.

Motion to approve the minutes of the December 14, 2014 meeting was made by Greg Williams and seconded by Gary Jalbert with unanimous approval.

Kevin Bouley reported that the 2014 tax return had been completed and was filed in February by the Town Clerk.

Discussion about the Activity Reports included the TVA and possible opportunities for development already underway with Mark DePecol. Kevin reported that the recent news about the State budget cuts negatively impacts UConn, specifically NextGen CT and the Tech Park. These development projects are fueling UConn's growth and create the demand for housing and the hotel that Tolland wishes to host.

The group discussed the William's property and an opportunity to engage Steve in the development discussion. Kevin reported that Steve had a particular interest in the recent PZC approval of drive through for restaurants in Tolland.

Gary Jalbert provide an update on Civic Lift. During the discussion it was suggested that the DECA group at THS might be an appropriate and desirable partner in the project. Bob Abbate agreed to reach out to Lynn Bridge, the THS faculty leading DECA. Gary will present the Civic Lift model.

The slate of officers was nominated from the floor.

- Greg Williams nominated Kevin Bouley for the office of President
- Greg Williams nominated Gary Jalbert for the office of Vice-President
- Kevin Bouley nominated Greg Williams for the office of Treasurer.
- Greg Williams nominated Bob Abbate for the office of Secretary.

Greg Williams moved that the slate of officers standing for election be approved by acclamation. Motion seconded by Bob Abbate and passed unanimously.

Kevin Bouley President
Gary Jalbert Vice President
Gregory Williams Treasurer
Bob Abbate Secretary

Upon motion made by Greg Williams and seconded by Gary Jalbert, the meeting was adjourned at 8:50 am.

Respectfully submitted,

Kevin Bouley

Heidi Samokar

From: Greg Canepa <gcanepa23@gmail.com>
Sent: Sunday, May 01, 2016 7:16 PM
To: Heidi Samokar
Subject: TVA

I am completely against the zoning changes that have been proposed for the Tolland Village area , I attended last Monday's meeting and from everything I've heard from the developer it seems like the zoning changes were only to increase his profit not to benefit the town, he states that he needs the zoning changes to be able to turn a profit, even if there was no retail, apartment buildings would still be profitable, it sounds like he pulled the old bait-and-switch on the PZC, he baited them with the first set of plans and then claims it won't work unless he can have some zoning changes , and he's asking for way too many zoning changes what's the point of making zoning rules if we're just going to change them every time a developer asked for it, I personally moved to Tolland and bought my house here to start a family here because of the way the town is, I love the small quiet town with no crime I was trying to get away with from towns with apartment buildings and hotels I see what apartment buildings and hotels can do to towns, I heard some other outrageous claims from the developer , claiming that there would only be about 20 more children added to the Town and that no undergrads would be allowed in , there is no possible way for him to have done some study to show that only 20 more children will be added to the town you gotta think that over time those apartments are going to fill up with families 5-10 years down the road with lots of children , and he can't realistically think he's going to discriminate against undergrads I believe discrimination is against the law, I honestly wouldn't care if the piece of land never got developed.

Greg Canepa
547 Merrow Rd

Heidi Samokar

From: Daniel Lane <d_lane77@hotmail.com>
Sent: Sunday, May 01, 2016 8:03 PM
To: Heidi Samokar
Subject: Tolland Gateway zoning change

Good evening Heidi,

As a resident of Tolland, I strongly oppose the requested zoning changes requested by the developer for the Tolland gateway/Gateway to UConn/Tolland village or whatever the next round of marketing name or slogan is offered. I feel that this has no place in this town, and that the Planning and Zoning committee would be doing a great disservice if these changes are allowed. Please do not allow these requested changes.

Respectfully,

Daniel Lane
55 Beech Road
Tolland, CT

Heidi Samokar

From: Mary Craft <craftma@sbcglobal.net>
Sent: Sunday, May 01, 2016 8:51 PM
To: Heidi Samokar
Subject: University Gateway Village/Tolland Village Project

I am writing to you to encourage/beg you to please put a stop to this project. It is not good for Tolland. Tolland currently does not have the infrastructure to support such an endeavor. There is currently no law enforcement in Tolland (i.e. speeding is out of control and the resident troopers will not do anything until there is a fatality). The fire department is most like not equipped to handle the extra floors proposed for the hotel (both equipment and personnel). The project is adding a hotel, pub, coffee shop, restaurants – which will most likely impact if not entirely put out existing Tolland businesses. It will also open the door to McDonalds, Burger King, etc with the drive thru windows. The changes in the zoning that are required to support this project, are the same restrictions that have kept Tolland the great place that it is. This project will only add additional burden to Tolland tax payers. It will also destroy the quality of life as well as the ranking of the 34th best place to live in the country. If we wanted to live in a town like Manchester or Storrs then we would live there instead of Tolland. We moved to Tolland 30 years ago because of the rural nature of Tolland. Storrs does not need this ‘village” as it is actually too far from the campus and Storrs already has these facilities. This is a waste tax payer money.

Sincerely,

Mary Craft

Heidi Samokar

From: Michelle <michelleboulais@juno.com>
Sent: Sunday, May 01, 2016 9:40 PM
To: Heidi Samokar
Subject: Oppose zoning changes

Hi,
We want to express our opposition to the zoning changes that would negatively impact the character of Tolland. We cannot see any favorable outcomes of the proposal for our family and neighbors.
Thank you for your time.
Michelle and Matt Pace

Sent from my Verizon Wireless 4G LTE smartphone

StyleBistro

Her Dress Dropped Jaws At The Met Gala

<http://thirdpartyoffers.juno.com/TGL3132/5726b00337ea8300141c1st02duc>

Heidi Samokar

From: Kristy DOnofrio <k.donofrio@sbcglobal.net>
Sent: Sunday, May 01, 2016 9:50 PM
To: Heidi Samokar
Subject: Tolland village

To whom it may concern,

I am writing on behalf of my family. We moved to Tolland 15 years ago because it is a small town with a good school system and most of all it's country. If we want to go to the city or shop we can just take a short 20-30 min drive. We don't want to take our children to the park with five story buildings looking over them. This is not what we want to see in Tolland. We feel strongly that the proposed zoning changes would be the wrong choice for this town. PZC needs to tone it down and listen to the residents of Tolland. Development of the area is something that our town may need but NOT development like this. Zone for Tolland and No One Else! So we say NO to this build for Tolland or leave! That is where we stand.

Thank You,

Kristy D'Onofrio

Heidi Samokar

From: Kristy DOnofrio <k.donofrio@sbcglobal.net>
Sent: Sunday, May 01, 2016 9:59 PM
To: Heidi Samokar
Subject: Tolland Village Project

To Whom this may concern,

I am writing on behalf of my family. We moved to Tolland 15 years ago because it is a small town with a good school system and most of all it's country. If we want to go to the city or shop we can just take a short 20-30 min drive. We don't want to take our children to the park with five story buildings looking over them. This is not what we want to see in Tolland. We feel strongly that the proposed zoning changes would be the wrong choice for this town. PZC needs to tone it down and listen to the residents of Tolland. We live on Merrow Rd. The traffic is already bad, actually it's really bad. Take a look at the traffic from our house to the center of the green. We now have to go through 5 Stop lights and a Stop sign to get thru the center of this beautiful Town, and now with this new proposal add another Stop Light! Let's think about that for a second. Within 200- 300 yards we will have to STOP and Go just like a city! If you don't believe me then drive to Hartford and see for your self driving block to block!!!! Development of the area is something that our town may need but NOT development like this. Zone for Tolland and No One Else! So we say NO to this build for Tolland or leave! That is where we stand.

Thank You,
Steven D'Onofrio

Heidi Samokar

From: bunyards@aol.com
Sent: Monday, May 02, 2016 6:56 AM
To: Heidi Samokar
Subject: Zoning changes

We vote no to the zoning changes. Let's keep the character of Tolland and not change it to a satellite of UConn.

Ron and Martha Johnson
138 Cook Road

Heidi Samokar

From: Katie Wilson <kates180@comcast.net>
Sent: Monday, May 02, 2016 7:27 AM
To: Heidi Samokar
Subject: Tolland Village Zoning Amendment Request

I am writing because I believe that the zoning changes should be declined. These zoning regulations were put in place to protect Tolland. It's possible to grow & develop in Tolland without the need to amend the zoning regulations. If it's not possible in this location, then the developer should be looking for a new location. Compromising our set standards just this once will impact our town forever.

Kathleen Wilson
171 Old Post Rd.
Tolland, CT

Sent from my iPhone

Heidi Samokar

From: MaryAnn Tuttle <madtpt@comcast.net>
Sent: Sunday, May 01, 2016 10:50 PM
To: Heidi Samokar
Subject: P&Z App. #16-2, Application to amend Zoning Regulations.

Heidi and members of the Tolland Planning and Zoning Commission:

I am writing to you to express my opposition to ALL of the amendments proposed by the developer for the TVA that were included in the public hearing on April 25, 2016. Please keep in mind that any amendments that you approve will have long lasting effects on the nature of our village area and town.

I was an active participant in the original planning meetings for the TVA, and I was a member of the Tolland Town Council at that time. I expressed my reservations then about the density of the allowable housing included in the original proposal, and the amendment requested will be even more dense than the original proposal. I was, and continue to be, concerned about the roadway through the proposed housing area as the 195 corridor connects to the northwest corner of the town via Cider Mill Rd. . This intersection will be directly across from our Crandall Park and will jeopardize the safety of people using the town park. And I feel strongly that the separation between any hotel and any adult entertainment business should be increased, NOT decreased, as is being proposed.

I am also concerned about the change to the allowable height of the buildings in these proposed amendments to the existing regulations. Over the years, Tolland has supported the night skies initiatives. The light pollution that will be generated from a project the size, height and density of that which is being discussed, and which would be allowed under the proposed amendments is not compatible with the night skies initiative, and is another reason why I oppose the changes in the zoning regulations as proposed by the developer.

Additionally, for many years and despite many attempts by small groups to change the drive-through prohibition, these amendments once again address that issue. And once again, the Commissioners should oppose the pressure of single developer, and vote against the allowance of a drive through. No drive-throughs!

I am **opposed** to the all the changes to the amendments that are the subject of this public hearing: Including the amendment that allows an increase in the height and size of the buildings from what was originally allowed; to the decreased setbacks for, and allowable separation between, the buildings; to the decrease in the allowable separation between a hotel and an adult entertainment business; and the drive-through for any purpose.

May I also remind the members of the Commission, especially the Chair, of photos and pictures that have been viewed over the years of what Tolland residents think would be acceptable visions of our town. The changes that the Commission made in 2015 moved away from those visions, and the ones proposed this round would take us away from any acceptable compromise that I could support.

Your actions will have a permanent effect on the Town of Tolland.
Thank you for your time and consideration of my opinion.

MaryAnn Delaney Tuttle
195 Old Post Rd.
Tolland, CT 06084
Home Phone: 860-875-3950
Cell Phone: 860-559-7153

Heidi Samokar

From: Amanda Doughty <amanda7857@aol.com>
Sent: Sunday, May 01, 2016 11:06 PM
To: Heidi Samokar
Subject: New zoning changes

I am writing as a brand-new and very concerned Tolland citizen. We just purchased a home on Plains Road a month ago, after a long and difficult search to find the best place to settle down as our small family. We have a 4-year old son, Harrison. When we started looking for our new home, Tolland was not originally on the top of the list. However, my sister and her family have lived here for over 10 years, and love it here. The excellent reputation of Tolland's educational system was a driving force to search in this beautiful, quaint town for our dream home. The more we researched, the more we also fell in love with Tolland's charm, and in the end, Tolland was not only at the top of the list, it was the only option that we wanted the honor of calling "home".

Now that it finally is home for us, I have pride in being a resident of this small, quintessential New England town. Our neighbors, who we don't even know by name, still wave hello to us when we drive by (actually the neighbors in my sister's neighborhood do too!) My son and I drive over to the Barber's farm on Slater Street and stop to look at the little donkeys and horses (this usually makes us late for preschool!) No one minds that we stop, they just smile, looking on as Harrison sucks in the beauty of nature. These are the moments that make me so happy to be here. That being said, I am concerned that these new changes and developments will alter this picturesque, charming place. I read somewhere that Tolland was ranked 34th best small town to live in in the US. Don't risk throwing this honor away.

I can't force you to make a choice, one way or another, but I hope that you will please consider those (me, my family and so many others) that live and work here. I don't know much about politics or business, but I do know money tends to be king in this day and age. Instead I implore you, let's build another castle together: One that is made from values like respecting nature, nurturing families and keeping promises, like the one the founders of these town zoning laws created years ago. With all of this in mind and in your hearts, I ask you to please consider NOT approving these zoning changes and this project. Thank you for your time.

Sincerely and Respectfully,

Amanda Doughty
248 Plains Road

Heidi Samokar

From: john eimrath <eimrath@sbcglobal.net>
Sent: Monday, May 02, 2016 6:04 AM
To: Heidi Samokar
Subject: zoning change

Please do not change the zoning regulations. I do not want Tolland to end up looking like South Windsor.

Sent from [Mail](#) for Windows 10

Heidi Samokar

From: Steve Craft <visiting-angels-sc@sbcglobal.net>
Sent: Monday, May 02, 2016 6:12 AM
To: Heidi Samokar
Subject: Tolland Village Gateway Project

I would like to ask that you deny the applications for the variances proposed by the developers of the so-called gateway project. There is absolutely nothing in the proposal that is needed by Tolland either now or in the future.

For example, our restriction on drive-thru windows has long served Tolland by holding the fast-food industry at bay, providing healthier eating choices and less garbage on our roads. We have more than enough apartment/rental dwellings in the town as well as low-income housing. This project is much too far from UCONN to be of any value to students who are trying to work through graduate programs; it would still require them to drive and to deal with inclement weather to get to the campus. Any project like this should be within walking distance of the campus to actually be viable.

Tolland does NOT have the infrastructure to support this or any such project. Our resident troopers will tell you that they are only here to deal with major crimes, the type of "quality of life" crimes that will come with this transient population and increased traffic will not be on their radar at all. There will be a continuous decline in Tolland resulting in very quickly dropping off the "Top 50 Best Places to Live" list and the resultant slippage in property values will be noticeable.

Thank you for your careful consideration of this matter.

Regards,
Steve Craft

Heidi Samokar

From: Shannon Rudewicz <srudewicz17@gmail.com>
Sent: Monday, May 02, 2016 12:29 PM
To: Heidi Samokar
Subject: No Zoning changes

Heidi....I'm writing to express my concern about the possible zoning changes. Please only allow building within current zoning. No variances or zoning changes. It will change or even ruin Tolland as we know it.

Thank you.

Shannon Rudewicz

Heidi Samokar

From: Zabilansky, Heidi <HZABILANSKY@EOSmith.org>
Sent: Monday, May 02, 2016 5:40 PM
To: Heidi Samokar
Subject: Please submit my revised letter

Sent from my iPhone

On May 2, 2016, at 5:04 PM, Zabilansky, Heidi <HZABILANSKY@EOSmith.org> wrote:
Please disregard my other emails and submit this letter.

Thank you so much,
Heidi Zabilansky

From: Heidi Samokar [<mailto:hsamokar@tolland.org>]
Sent: Monday, May 02, 2016 1:06 PM
To: Zabilansky, Heidi <HZABILANSKY@EOSmith.org>
Subject: RE: Re-zoning TVA

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

Heidi Samokar, AICP

Director of Planning & Development

Town of Tolland

www.tolland.org

hsamokar@tolland.org

860-871-3601

From: Zabilansky, Heidi [<mailto:HZABILANSKY@EOSmith.org>]
Sent: Monday, May 02, 2016 12:38 PM
To: Heidi Samokar
Subject: Re-zoning TVA

To: The members of the Tolland Planning and Zoning Committee:

We are writing to express that we are not in favor of the proposed rezoning and development of the Tolland Village Area. We feel that the proposal is not in the best interest of the residents of Tolland. Once rezoned, **Mark De Pecol, the developer and principal with NE Real Estate**, will have no input about which businesses rent from the property owner or who resides in the apartments. This is not the nature of his business. Mr. De Pecol is an “expert in site selection, acquisitions, entitlements and construction.” “We deal with the dirt, development and financing which is what we do best. We deliver an approved site to the operator.” (<http://www.sldland.com/about>)

We have very little faith in Mr. De Pecol’s words. We are not against development within the town of Tolland. We understand that the land behind our home is intended for development. We ask that the Planning and Zoning Committee consider keeping the zoning heights at a three story maximum. Anything above three stories only has the potential to hurt, not help the town.

Respectfully,

Heidi and Michael Zabilansky

39 Cider Mill Road



E.O. Smith High School is known across the region for our student-centered community, challenging curriculum, and talented faculty, as well as a robust array of clubs, athletics, and artistic activities. Together, these efforts position our graduates for success in all of life's pursuits. Learn more at www.eosmith.org

Heidi Samokar

From: Nan Gineo <nangineo@icloud.com>
Sent: Monday, May 02, 2016 12:47 PM
To: Heidi Samokar
Subject: my objection to the Tolland Village Project

Ms. Samokar,

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

The appeal of Tolland is the family oriented, nature-filled, idyllic New England town. Spoiling our natural beauty, tearing down forest, and disturbing wetlands to create this development is not what Tolland residents want. We want our town to strictly deny dense projects like this. By allowing this type of development, you destroy the character that Tolland has built over the past decades and centuries.

The land is simply not suited for this type of development. The proposed buildings and hotel are much to large for this land.

It is easy to allow a town to get over built, and impossible to go back once you allow developers access. I implore you to stop this development now. Do not pass the zoning changes requested to move this development forward.

Regards,

Nan Gineo

Heidi Samokar

From: Michelle McCartney <mccartneymd@att.net>
Sent: Monday, May 02, 2016 10:33 AM
To: Heidi Samokar
Subject: University Gateway Village/Tolland Village Project

I would like to ask that you deny the applications for the variances proposed by the developers of the so-called gateway project. There is absolutely nothing in the proposal that is needed by Tolland either now or in the future.

For example, our restriction on drive-thru windows has long served Tolland by holding the fast-food industry at bay, providing healthier eating choices and less garbage on our roads. We have more than enough apartment/rental dwellings in the town as well as low-income housing. This project is much too far from UCONN to be of any value to students who are trying to work through graduate programs; it would still require them to drive and to deal with inclement weather to get to the campus. Any project like this should be within walking distance of the campus to actually be viable.

Tolland does NOT have the infrastructure to support this or any such project. Our resident troopers will tell you that they are only here to deal with major crimes, the type of "quality of life" crimes that will come with this transient population and increased traffic will not be on their radar at all. There will be a continuous decline in Tolland resulting in very quickly dropping off the "Top 50 Best Places to Live" list and the resultant slippage in property values will be noticeable.

Thank you for your careful consideration of this matter.

Sincerely,
Michelle McCartney

Heidi Samokar

From: PAUL <pvegiard@comcast.net>
Sent: Monday, May 02, 2016 11:20 AM
To: Heidi Samokar
Subject: Tolland Village Project

We want to go on record as being opposed to the Tolland Village Project. We are worried about the negative impact this project will have on Tolland. A project of this size will substantially increase traffic in an already busy area of our town and bring a multitude of other problems which we won't see for years to come. We moved to Tolland over 40 years ago to enjoy a beautiful area. This project may be labeled as growth but at what cost?

Paul & Raffaella Vegiard
291 Old Post Rd.

Heidi Samokar

From: brendajstu@comcast.net
Sent: Monday, May 02, 2016 11:20 AM
To: Heidi Samokar
Subject: Tolland Village Group

My husband and I moved to Tolland almost 24 years ago. Being from East Hartford, we loved the quiet, rural charm of the town. I know we don't have the amenities and shopping of surrounding towns, but we're also happy to not have big business bringing traffic and large buildings disturbing the beauty and historic nature of the town. I like to think we all moved here for the same reasons, not to change into something we have just 10-15 min up the road. Yes, I agree, we need new ways to create a source of taxable income, but this project is too big and not the solution.

We have multiple questions. What, if any, tax abatements have been already offered and accepted on behalf of the developers? How many years will it be before we are collecting 100% of the property taxes? In the meanwhile, who will be covering the cost of the increased town expenses...ie: Education, larger fire trucks to accommodate the size of the buildings proposed and will the population increase to the need of a full time police department? As a tax payer, I prefer not covering these additional expenses especially due to an unnecessary project such as this. In the current economy, we struggle to provide for our own. Also, if you change zoning to accommodate these buildings, what's next...?

We are Tolland.....not UCONN..... Please, let's keep it that way.

Sincerely,
Mark and Brenda Stupcenski
62 Evergreen Dr.

Heidi Samokar

From: Sandeep Kaushal <sandeep_kaushal@hotmail.com>
Sent: Monday, May 02, 2016 11:26 AM
To: Heidi Samokar
Cc: Sandeep Kaushal
Subject: University Gateway Village (aka Tolland Village Project)
Attachments: Tolland_PZC_Petition_5_2_2016.pdf

To the Planning and Zoning Commission:

Over the past few weeks there has been a tremendous amount of concern expressed by the residents of Tolland regarding the zoning amendments requested by NE Real Estate for University Gateway Village, now being referred to as Tolland Village Project. We as residents have signed a petition with the following request

We, the undersigned, qualified voters/constituents of the Town of Tolland, request that the Planning and Zoning Commission (“PZC”) reject the application from NE Real Estate, LLC which requests changes to the current Town of Tolland Zoning Regulations applicable to the Tolland Village Area, as these changes do not adhere to the intent of the Plan of Conservation and Development (“POCD”) adopted in 2009 and amended in 2011. The changes do not meet the goals established in the framework of the POCD, which include preserving Tolland’s character and growing in ways that preserve the quality of life in Tolland.

We further certify, under penalties of false statement, that the addresses set forth after our respective signatures are true and correct and that we, each of us, are eligible to vote on town issues.

The attached document contains the above mentioned petition signed by 362 residents eligible to vote in Tolland, Connecticut. We are continuing to get requests to sign the petition so there are residents who are currently not included in the attached document but they will be in the near future.

We ask that as elected officials you take the request of the residents of our great town into consideration and reject the zoning amendments requested by NE Real Estate. We believe that these amendments do not adhere to the POCD and are not in the best interest of Tolland.

Heidi Samokar

From: jwilson171@comcast.net
Sent: Monday, May 02, 2016 8:38 AM
To: Heidi Samokar
Subject: Zoning proposal

Sent from my Verizon Wireless 4G LTE smartphone. I am against the proposed zoning amendments related to the Tolland village project. It is your responsibility to protect the town of Tolland from unreasonable requests such as this. I'm guessing that these changes may be one of the larger exceptions requested, so I urge you to do the right thing and reject the request. While we can't stop development in town, you can however ensure that it conforms to our town's zoning laws. All the property owners/tax paying residents of Tolland are required to adhere to the zoning laws for a reason. Please don't approve such a large and unreasonable request.

Justin Wilson
171 Old Post Rd.
Tolland, CT

Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of cranwater@comcast.net
Sent: Monday, May 02, 2016 8:54 AM
To: Heidi Samokar
Subject: [Town of Tolland CT] Support TVA and Zoning Changes

Hello hsamokar,

Michelle Harrold (cranwater@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 Heidi and Members of the PZC,

I would like to voice my support of the TVA and the zoning changes being requested. This development is important to the future of Tolland, as we face a financial crisis at the state level that will inevitably trickle down to our town. Increasing our tax base should be our top priority, and I believe this development is just what we need...right now. I see this development as a positive change to our town and its' economy. With more people living in the apartments, it could spur retail development, and hopefully, fill our empty storefronts. This development will bring a reason for people to stop in Tolland, and spend money here. Nobody likes change like this, but it is inevitable. If we don't take advantage of this opportunity, someone else will. I have complete trust in the PZC to make the right decision for the future of Tolland. Thank you all for your time and service.

Sincerely,
Michelle Harrold
256 Mountain Spring Rd

Heidi Samokar

From: tdp4444@comcast.net
Sent: Monday, May 02, 2016 10:21 PM
To: Heidi Samokar
Subject: TVA - Expansion vs Responsible Development

Dear Ms Samokar:

In Mr. Werbner's 2016 budget letter to the town council, he makes reference to the unique charm and rural village atmosphere that is Tolland. Mr. Werbner is so right. However, the proposal for apartments, a hotel and drive thru restaurants is certainly not unique, charming nor rural. It is expansion that will ultimately, if approved, forever change the fabric of Tolland.

Having read the April 25 meeting minutes, our citizens are asking great questions and have legitimate concerns. We are in agreement with many of their concerns. For instance, how can you stipulate that apartments are only for grad students or faculty. Under grads will certainly be interested in the property and surely won't be using shuttle buses. The increase in traffic and speeding, which already exists along 195, is a major public safety concern especially given the widening of the road.

A 100 room hotel in close proximity to adult entertainment and easy access to I-84, may very well lead to an increase in criminal activity. Granted there will possibly be two times a year that families will stay in the hotel but how can this hotel be a financially viable business for our town on an ongoing basis.

I shutter to think about what will happen if drive thru restaurants are approved. We don't need another "Rt. 83 in Vernon" in addition to the impact in business to our few small personal restaurants in town.

Please save our town from this expansion that does not, in any way, benefit the citizens of Tolland.

Thank you,
Anita & Tom Presmarita

Sent from my Verizon 4G LTE Tablet

Heidi Samokar

From: Kerry Dutton <kerryjdut@gmail.com>
Sent: Monday, May 02, 2016 10:28 PM
To: Heidi Samokar
Subject: Development

Good evening,

I am writing to express my concerns about the current zoning plan for our Gateway. I was recently driving through the oldest town in CT, Windsor, and it was very sad to see the low income developments right before their gorgeous historic district. I would hate for Tolland to go down the same road.

The initial plans, for which many residents spent time giving input, looked much more in keeping with what we want for Tolland. I am NOT against development, but it feels like the residents of Tolland have become victims of a "bait and switch" scam. Development needs to be carefully thought out, and zoning regs, which are in place to protect the culture of our town, should remain as they stand.

Thank you,

Kerry Dutton

Heidi Samokar

From: Kristin Moquin <kristin.moquin@gmail.com>
Sent: Monday, May 02, 2016 1:09 PM
To: Heidi Samokar
Subject: TVA Zoning Changes

To The Tolland Planning and Zoning Commission,

I want to thank you for the important work that you do for this town and for your commitment to considering all our community members concerns.

I was present for the developer's presentation to the town at Crandall Park, as well as the last PCZ meeting at the High School. I was initially excited to hear of this development proposal which included restaurants, shops, and coffee/ deli establishment. We would most certainly benefit from developing that plot of land in a way that would allow the community to gather, communicate, and feel interconnected as well as creating revenue for the town.

I am opposed to the proposed zoning changes because they will lead to an environment that is not in keeping with the town's village aesthetic.

Also of equal importance, there has been no economic feasibility data presented to show this project's true net value to the town.

This piece of property is unique because of its location. I visit Crandall Park with my family often and enjoy the historic town green, and am concerned about the close proximity to this property; with regards to safety and health issues. Having a bus driving back and forth every hour all day pumping diesel into the air would be bad.

It would be a huge mistake to have a high density of college students living on this particular piece of property. As others have expressed, I am also concerned that these changes would not only affect zoning on the Mobil side of 195, but across the street.

Thank you for your consideration.

Kristin Moquin

552 Buff Cap Road

Heidi Samokar

From: Kristine <missykrissy1999@yahoo.com>
Sent: Monday, May 02, 2016 1:42 PM
To: Heidi Samokar
Subject: No to Tolland Zone changes

May 1, 2016

Attention: Heidi Samokar

I feel the ideas of a developing this 26 acre parcel is clearly bad for all the citizens of Tolland. Why should such a massive and uncharacteristic plan even be considered? The policies that have been in place for all these years are why so many of us have grown up in Tolland and now raise our families here. The area that is proposed for this huge development is already congested most times of the day. The added traffic will bring a hardship to all that must travel simply across town. A five story building would stick out and change the historic look of our town and the green. Lastly, having a hotel next to a strip joint is asking for the kind problems this town has never had to deal with. Exit 68 will be a drive thru for food and bathroom stop.... Not in the best interest of our town! Let's start small with a developer who sticks with the guidelines that have kept Tolland quaint and charming for 300 years! Either Tolland's way or NO way. Change to fit Tolland not change to fit a developer just looking for a paycheck.

Patrick Schmitz
46 Nedwied Rd

Heidi Samokar

From: Dolcelli, Laura <ldolcelli@tolland.k12.ct.us>
Sent: Monday, May 02, 2016 1:53 PM
To: Heidi Samokar
Subject: Opposition to changing zoning regulations for TVA

Hello,

I am writing to share my concern and opposition to changing the zoning regulations for the Tolland Village Area.

I have resided in Tolland for over 12 years and chose this as the town to raise my family in because of its low crime rates, New England charm, and good school system to name a few. In my opinion, allowing such drastic changes in the zoning laws is irresponsible and inappropriate for Tolland. I foresee serious impacts on public safety, traffic, the school system, and the overall character of the town. I feel that Tolland can benefit from responsible growth based on the current zoning regulations.

Thank you for your time.

Sincerely,

Laura Dolcelli

18 Brookmoor Road.

The documents accompanying this fax or e-mail transmission, including any attachments, are for the sole use of the intended recipients and MAY contain confidential health or other information that is legally privileged. The authorized recipient of this information is prohibited from disclosing this information to any other party unless required to do so by law or regulation and is required to destroy the information after its stated need has been fulfilled.

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Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of anabelperez720@gmail.com
Sent: Monday, May 02, 2016 2:02 PM
To: Heidi Samokar
Subject: [Town of Tolland CT] Proposed Zoning Amendments

Hello hsamokar,

Anabel Perez Malone (anabelperez720@gmail.com) 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:

Tolland Planning and Zoning Commission:

I write to you as a concerned Tolland resident. We've lived in Tolland, on the Green, for 3 years and chose this town over Glastonbury, South Windsor, and Mansfield for a variety of reasons. While schools were our first priority, a close second was character and clear evidence of a town's commitment to maintaining its historic character. We thought we'd found just the right town when we decided on Tolland.

The proposed zoning changes under discussion at the P&Z Commission meeting on April 25th run counter to any attempts to maintain or enhance the character of our town; they are clearly designed to increase the developer's profit margin at the expense of the town it professes to serve. I see nothing of value to these zoning text amendments in the town as a whole, let alone to a parcel of land so close to our Town Green.

Yes, it would be nice to have more restaurant options. Yes, it would be nice to have some new retail options. Yes, it would be nice to have more walkable areas in town. Yes, the curb appeal of the current approach to the Tolland Green needs considerable work. All of those are true. What is NOT true is that we need the proposed zoning amendments to effect these changes.

While my family was not part of the original TVA conversations a decade ago, I would support the kinds of Tolland-centered development ideas that were created. If, as has been argued, those plans are not feasible for a developer, Tolland needs to return to the drawing board, so to speak, and, as a community, decide what would be both feasible and true to our town's character.

I ask that the P&ZC closely look at the possible repercussions of these changes and carefully consider the original intent of the TVA. We do not need to sacrifice our town's character, charm, and what makes Tolland a great place to live.

Anabel Perez Malone
699 Tolland Stage Rd.

Heidi Samokar

From: Seale W. Tuttle <seale.tuttle@gmail.com>
Sent: Monday, May 02, 2016 2:13 PM
To: Heidi Samokar
Subject: App. 16-2: Opposition to requested amendments

Ladies and Gentlemen:

I am strongly opposed to all of the requested amendments.

It is clear from the various presentations that all of the amendments are designed solely to line the pockets of the developer without any regard to the impact of the project on the town and its residents. The density of the proposed housing is double that of the original plans which were prepared with community input several years ago, and is excessive for the small amount of land involved. The fact that the success of the venture turns on attracting more than 500 “graduate students” to the housing units is proof positive that the venture is not designed with the best interests of Tolland or Tolland residents in mind.

All the requested amendments should be denied.

Seale W. Tuttle
195 Old Post Road

Heidi Samokar

From: Mariah Bumps <mbumps@hotmail.com>
Sent: Monday, May 02, 2016 2:28 PM
To: Heidi Samokar
Subject: Fwd: University Gateway Village (aka Tolland Village Project)
Attachments: Tolland_PZC_Petition_5_2_2016.pdf; ATT00001.htm; Petition scan PZC.pdf; ATT00002.htm

To Planning and Zoning Commission:

Please include the additional 9 signatures to the 362 that Sandeep Kaushal sent in earlier today (5/2/16). Additional signatures will be submitted at a later date as I have been unable to meet up with all who have expressed interest in signing. As I have spoken with friends and neighbors, I have been astounded by the number of people who do not know the scope of this development. Until recently, I like many of them, believed that we were still considering townhouses and/or three story buildings. We ask that you please reject the zoning amendments and keep Tolland the desirable town we have chosen to live in.

Thank you!

Mariah Bumps
25 Tolland Green

Begin forwarded message:

From: Sandeep Kaushal <sandeep_kaushal@hotmail.com>
Subject: FW: University Gateway Village (aka Tolland Village Project)
Date: May 2, 2016 at 11:27:27 AM EDT
To: "Mbumps@hotmail.com" <mbumps@hotmail.com>

From: sandeep_kaushal@hotmail.com
To: hsamokar@tolland.org
CC: sandeep_kaushal@hotmail.com
Subject: University Gateway Village (aka Tolland Village Project)
Date: Mon, 2 May 2016 11:26:28 -0400

To the Planning and Zoning Commission:

Over the past few weeks there has been a tremendous amount of concern expressed by the residents of Tolland regarding the zoning amendments requested by NE Real Estate for University Gateway Village, now being referred to as Tolland Village Project. We as residents have signed a petition with the following request

We, the undersigned, qualified voters/constituents of the Town of Tolland, request that the Planning and Zoning Commission ("PZC") reject the application from NE Real Estate, LLC which requests changes to the current Town of Tolland Zoning Regulations applicable to the Tolland Village Area, as these changes do not adhere to the intent of the Plan of Conservation and Development ("POCD") adopted in 2009 and amended in 2011. The changes do not meet

the goals established in the framework of the POCD, which include preserving Tolland's character and growing in ways that preserve the quality of life in Tolland.

We further certify, under penalties of false statement, that the addresses set forth after our respective signatures are true and correct and that we, each of us, are eligible to vote on town issues.

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We ask that as elected officials you take the request of the residents of our great town into consideration and reject the zoning amendments requested by NE Real Estate. We believe that these amendments do not adhere to the POCD and are not in the best interest of Tolland.

PETITION

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WARNING: ALL SIGNATURES MUST BE IN INDELIBLE INK

SIGNATURE	PRINTED NAME	BIRTH DATE	STREET ADDRESS
<i>[Signature]</i>	DONNA McDERMOTT	10/27/49	81 Autumn Dr.
<i>[Signature]</i>	Linda C. Calabrese	10/25/46 9/13/46	59 Tolland Green
<i>[Signature]</i>	Karen Booth	10/16/49	61 Woodfields Dr.
<i>[Signature]</i>	JAMES BOOTH	11/12/45	61 Woodfields Dr.
<i>[Signature]</i>	KEVIN THOMPSON	10/17/58	65 NOAH LA
<i>[Signature]</i>	Christina Thompson	3/8/01	65 Noah Lane Tolland CT
<i>[Signature]</i>	Constance F. Foulm	4/16/70	14 Tolland Farm
<i>[Signature]</i>	Jennifer Dimaso	10/24/78	51 Cervens Rd
<i>[Signature]</i>	DAN D. MASO	4-27-62	51 CERVENS RD
10.			
11.			
12.			
13.			
14.			

I, M. Mariah Bumps, the circulator of this Petition Page, residing at 25 Tolland Green Tolland, CT certifies that my address is as stated; that I am an elector in the Town of Tolland; that each person whose name appears on this page signed the same in person in my presence; that either I know each such signer personally or that each signer satisfactorily identified himself/herself to me; and that all of the signatures on this page were obtained not earlier than six months prior to the filing of said petition.

[Signature] M. Mariah Bumps 5/2/16
SIGNATURE PRINTED NAME DATE

On this 2nd day of May, 2016, personally appeared the herein named **Circulator**, M. Mariah Bumps who gave oath and swore to the truth of the foregoing affidavit before me.

(seal)

[Signature]
Notary Public My Comm. Expires
COMMISSIONER OF SUPERIOR COURT

Heidi Samokar

From: Tom Hayes <thayes002@gmail.com>
Sent: Monday, May 02, 2016 3:25 PM
To: Heidi Samokar
Subject: zoning change proposal

To the Tolland Planning and Zoning Commission,

We write in opposition to the recently proposed request for re-zoning in Tolland. We recently moved to Connecticut in 2013 and considered many surrounding locations, but ultimately decided on Tolland largely because of the rural nature of the town. As the proposed zoning changes could significantly alter the small town benefits of living in Tolland, we feel the proposal should be rejected. As this matter will affect the future of Tolland, we feel that, at the very least, residents of Tolland should have the final say over such proposed changes by public referenda.

Sincerely,

Thomas Hayes and Ruby Vu

24 Cider Mill Rd.

Heidi Samokar

From: Tim Sommers <tntsommers@msn.com>
Sent: Monday, May 02, 2016 3:37 PM
To: Heidi Samokar
Subject: Letter of Opposition

Dear Members of the Tolland's Planning and Zoning Commission,

I wanted to take a moment to share my thoughts and testimony regarding the proposed University Gateway Area/Tolland Village Area project.

First, I believe I can share a unique perspective, because unlike a lot of residents, I cannot claim to have generational roots, or have lived here for a long time. Actually, my family and I moved from another state to Tolland about a year and half ago. We had neither family or any kind of tie to CT, the move was made because my husband had accepted a new job, and we wanted to relocate to an area that afforded him many job opportunities in the future. So the choice was made to move and look for a small town within a reasonable commuting distance.

We looked at a number of areas, including Simsbury, Avon, East Granby, West Hartford, South Windsor and Manchester. After visiting each of those areas, and finding them to be less than desirable (too built up, too commercialized, or aesthetically unappealing) someone suggested we look at Tolland. I have to say, we fell in love with Tolland the very first time we drove through it. Previously, we lived in an area of Pennsylvania where there was no town center; it was a big township, so the village green in Tolland with all the historical buildings was very appealing. As we rode around town we were taken with its rural, quiet, beauty. We also liked that there was a grocery store and a few other businesses in town, but that the commercial area was not overwhelming.

The other thing we loved about Tolland was that I-84 would allow us to access a host of amenities within 10-20 minutes. For us it was the perfect combination of being able to live in a small, quiet, tight knit, rural "bedroom" town that had a low crime rate, while having easy access to more commercial areas. **The Tolland of today is what ultimately led us to choose this town over all the others we had considered.** Based on comments that I have seen on social media, other new families have been drawn to Tolland for the same reasons.

Based on what was stated above I am writing to you to voice my objection to the requested zoning changes for several reasons, and I would like to address them in a bullet point format.

- I object to the requested zoning changes which will allow for 5 story, high density apartment buildings that are being primarily targeted for those affiliated with UConn, as well as a hotel which will bring a large, revolving populous to town. A great majority of these occupants will likely have no long term ties to our town, which will ultimately change the character of the

town. The majority of people residing in Tolland are home owners who are invested in this town for the long haul. This pride and commitment is one of the things that make this such a great place to live. It would be a shame if that were destroyed just so this parcel of land can be developed in a profitable way for the developer.

- I reject the justification that these requested zoning changes will bring about tax relief for our town. I have yet to see any credible information that shows that would be the case. With the tax breaks that the town is willing to give to entice the developer, we will not see a return on our “investment” from this project for quite some time. And what happens in the mean time? The town will have to come up with money to handle the increase wear and tear on our infrastructure, and emergency services that this high density design will bring.

I was born, raised, and lived in NY State for 36 years, 10 of which as a home owner in a small town outside of Albany. The taxes there were comparable to those here in CT. I also lived in SE Pennsylvania for 14 years, and while I will admit the taxes there were somewhat lower, I came to find that you get what you pay for. In PA we did not have nearly the amount of town services that we have here in Tolland.

- I am opposed to the requested zoning changes because I believe it could be devastating to have such a large scale, high density, physically overpowering development constructed so close to our historic town center. By adopting the proposed zoning changes for this project, the town throws open the door to additional large scale development for years to come. Once these changes are made it will be very difficult, if not impossible, to reverse them or prevent another large scale project from being built elsewhere. Tolland already has a wonderful, small town identity, which has already garnered attention as one of the top small towns to live in the United States. Why then should these new zoning changes be implemented if they will destroy the very thing that makes this town so desirable?

Please understand, I am not opposed to all development, but I believe it has to be done respectfully, and in in the right way; not simply to allow someone from another town to make a handsome profit. I would welcome a smaller scale design that included single family residences (55 and older community or townhouses) that would be geared toward the people of Tolland, and a couple of new restaurant and shops. To those Tolland residents that are unhappy with the limited restaurants and shops, I am sorry you feel that way. Perhaps you should consider moving to a town where the desired commercial areas are at your fingertips. Those of us who love the town as is, will happily stay here.

In hopes of learning more about this project and the requested zoning changes, I attended the public hearing which was head on April 25th and found it to be interesting for several reasons. I would like to address these as bullet points as well.

- In his presentation Mr. Mark DePecol, of NE Real Estate, used Glastonbury as a comparison to Tolland because the median incomes were similar. Personally, I do not think they are

comparable. The Mr. DePecol admitted Glastonbury has double the population, and given its closer proximity to Hartford, that explains why rents go for almost double of Tolland's. My question is why should Tolland allow the developer to make that the town's problem? He is not being forced to develop here, if he does not think it is profitable to continue given the current zoning regulations; then he does not have to build here.

- Regarding Mr. DePecol's plan to prohibit undergraduate students from renting the apartments, I found that to be downright laughable for two reasons. One, it screams discrimination, and I doubt this policy would be upheld in a court of law, and second, if he should sell this property, who says that the next owner will "screen" applicants in a way that precludes undergraduates from renting? His idea sounded great, but is it feasible in the real world?
- During the presentation it was stated that the hotel would be "marginally" feasible or profitable, so why build it at all? The town doesn't need a large hotel; we are not a destination spot, so ultimately what is the point?
- Concern has been voiced regarding the hotel's close proximity to Electric Blue Café. Mr. DePecol's proposed solution would be erecting a so called "firewall" to prevent people from easily walking between the two establishments. The people that will be staying at the hotel would almost certainly be arriving to Tolland by car, so a fence or "firewall" would be irrelevant since it will be just a short drive around the corner.
- One of the public speakers that had also attended NE Real Estate's first presentation at Crandall's Park stated that the April 25th presentation was much different than the original one. It appears that Mr. DePecol originally pitched this development with an eye toward UConn, and when it became apparent that not everyone in town was supportive of the project, he put a different spin on it, renamed it, and re-branded it to make it seem more geared to the benefit the town. To me that is deeply concerning because it appears Mr. DePecol will do and say whatever it takes to make the profit that he wants.
- Another public speaker, Dennis (?) asked the board if they could explain what considerations go into making zoning changes, or what criteria is used. That question was never truly answered, and I think it should be.
- One of the last public speakers was a UConn professor. I truly appreciated his perspective for he debunked the notion that graduate students would be able to afford the apartments that were being built with them in mind. Let's face it, NE Real Estate's business is to make money off this development. If they cannot get enough graduate students, professors, or retirees to rent all 369 apartments, what then? They certainly won't let them sit empty because that would reduce their revenue. One can only surmise that money would lead them to relax their screening criteria.

- During the presentation the idea of running a bus shuttle service from the apartments to UConn was discussed. While on paper that may seem like a wonderful idea, based on the reality of the buses being used in Storrs, the concept seems anything but ideal. The shuttle buses used there are quite loud, and if brought to Tolland this constant rotation of buses in and out of town would bring about the end to peace and quiet to the nearby neighborhoods.

Finally, I wanted to share one disturbing notion that has surfaced within Tolland's high school populous that is directly connected to this project. The idea of potentially having a large body of college students coming to town is being applauded because it could make securing alcohol and drugs even easier for those under 21. As a parent it was my hope that this small town would be a safe environment for our children to grow up in. My question is for you to consider is, will approving these zoning changes alter our town in ways that will have a detrimental impact on our most vulnerable town population?

With all this in mind, I respectfully ask that before the Planning and Zoning Committee makes permanent changes that will allow the developer to move forward with University Gateway Village/Tolland Village project, please, truly consider what will be lost and cannot be regained. Once the zoning height changes are made to accommodate the requirements needed for this project, there will be no going back. Even if this project falls through, the new zoning changes will still stand and allow future developers to come in with projects that could be just as large and detrimental.

Like many residents, I am not opposed to more small scale commercial type business to be developed, I would welcome that. I am however, 100% opposed to the adoption of the requested zoning changes which would allow for this town altering project to be built. Please, please, do not sell out our beautiful little town so that a developer can profit by turning Tolland into a bedroom community for UCONN.

Thank you for your time,
Tracey Sommers
57 Morgan Lane

Heidi Samokar

From: rcracer04@juno.com
Sent: Monday, May 02, 2016 3:45 PM
To: Heidi Samokar
Subject: growth in tolland

To whom it may concern,

I've lived in Tolland all my live. Grew up in this town. And now the town wants some change that i feel will damage this lovely town. We already have a terrible drug problem in this town that is basically turned a blind eye too until the affects hit someone that works for the town or has some relation to it. I find it disgusting that we want to develop property that is basically deemed wet lands and put in apartments, hotel and so called shopping there. We've been promised many things in this town and usually it has come up short. I feel that adding a hotel to an already hot stop is going to drive crime up even more along with add more to this growing drug problem, and theft. I worked near the area of proposed building and was robbed twice during the day which is truly disgusting what makes it worse is easy get away with access to the highway. Then further more wanting to mess with the already popular small business thats there i feel is disgusting on Tolland's part.

From,

Concern Citizen of Tolland that will move if this gets worse.

Better Finances

New Rule in Local Area

<http://thirdpartyoffers.juno.com/TGL3132/5727ae7b45a392e7b48a3st04duc>

Heidi Samokar

From: esl3@sphere79.com
Sent: Monday, May 02, 2016 4:16 PM
To: Heidi Samokar
Subject: Re: Tolland Village Area proposed zoning amendments

Members of the Tolland Connecticut Planning and Zoning Commission,

I am writing to express my opposition to the proposed changes to the TVA, and ultimately the current proposal before the town from NE Real Estate, LLC

I do not believe the proposed changes will lead to development that will ultimately be beneficial to Tolland and its residents. From the height of the hotel, to the problems that could come from student housing, the proposed drive-through, the potential noise and traffic generated, the impact on Crandall Park & the multitude of other legitimate questions and concerns that have been raised.

Having already been through a similar debate over 10 years ago concerning a Wal-Mart / Home Depot near Exit 67 in neighboring Vernon; I recall the pleas from those who told us how necessary the development was and that if we didn't jump at this chance we'd lose it to Stafford or somewhere else.

Ultimately it did not fit the town and was defeated, and I would point out that Vernon subsequently *did not* collapse economically. Having attended the recent PZC meeting on the 25th, it was clear that the majority of public who took time out of their busy lives to attend were in opposition to this development as it stands. I think all concerned parties need to balance the allure of an increased tax base with the potential real-world outcomes.

It's also important not to be tricked into selling out our small town values and charm; times are tough everywhere in this state - but that doesn't mean we get desperate and compromise our beliefs. Future development should put Tolland and its residents first; as opposed to making radical changes in existing language for a project that arguably benefits UCONN first, doesn't fit the area, and offers little to residents. It's easy to see why a few hundred turned out for the meeting & why a majority have come forward in objection.

Lastly I share the concerns of many others that a 5-story hotel, UCONN student housing and some small retail spaces do not fit or ultimately benefit our town in a significant enough manner. As it stands, it does not meet our current regulations in multiple ways - allowing the many changes to appease a project that isn't the right fit is the wrong thing to do. I'd like to stress that I am *absolutely* for new development in Tolland. I fully support the rights of the lot owners to develop & the abutting property owners (residential & business) right to levy concerns. I'm also in full support of our town government and the job of making sure that developments are prudent, proper & fit town guidelines; and of course I support the public's right to participate in this process and make their voices heard.

I hope the commission will take these concerns and others into firm consideration & reject the proposed changes to the zoning regulations.

Sincerely,

Earl Leighton
32 Loehr Road

Heidi Samokar

From: Amy zidovsky <azidovsky@gmail.com>
Sent: Monday, May 02, 2016 4:27 PM
To: Heidi Samokar
Subject: Tolland Village Zoning Changes

Good Afternoon,

I am writing to express my concern regarding the zoning changes that have been presented to the Tolland Planning and Zoning board. I am in full support of bringing sustainable growth to our tax base, diversifying our current tax base makes sound economical sense for the future of our town.

I am concerned with the current request, specifically the 5 stories with setback being 25 ft from route 195. I believe if these current changes are made, we are setting ourselves up to not be able to meet the needs of the population density. Future development will also be impacted by your decision, potentially adding to that density. Do we have the resources to handle this?

I have read through many documents to carefully consider how I feel about the proposed zoning changes. In 2011 the POCD revised a document that stresses maintaining the overall low density residential pattern. It seems by approving the current requested changes, we will be creating a high density area that seems far from what the vision was.

I understand that developers are hard to come by, but I do not think this decision should be made to appease one developer. Others will come and I ask the board to wait until we will get one that is willing to work within the current zoning regulations.

Thank you for your service and your time. I know you will thoughtfully consider the requests before you.

Sincerely,
Amy Zidovsky
50 Doyle Rd

From: bret wells <bretwells@yahoo.com>
Sent: Monday, May 02, 2016 4:46 PM
To: Heidi Samokar
Subject: TVA Zoning Aendments

May 2, 2016

To; Heidi Samokar, Susan Erickson, John Zevetchin, Beverly Bellody, Eugene Koss, Dorothy Michiewicz, Bill Dwinells, Kim Kowalyshyn, Lee A. Lafountain and Steven Werbner

As a tax paying, registered voting constitute of Tolland CT. I am writing you with very serious concerns regarding the application for zoning amendments on the Tolland Village Area (TVA) submitted by Mark DePecol. As I read these "proposed" changes in the zoning for the TVA, line by line I wonder where we lost our vision that the POCD clearly outlines. It has been expressed by many elected officials the need to gain commercial growth. Our CURRENT zoning laws are very commercial friendly and promote various uses by retail entities as well as office space that can be utilized by endless organizations. It is my understanding that PZC amended the TVA zoning around June of 2015, with an attempt to create a more flexible development opportunity. At what point is enough, enough?!?!

The new amendments are not geared to commercial growth, they are clearly an attempt to promote high density housing on a small parcel of land using the "mixed use" loop hole developers love to exploit. These proposed amendments open the door not only for Mr. DePecol's conceptual development, but many more high density housing developments that will fall inline the zoning regulations (if changed).

High density housing comes with all types of baggage/costs that have yet to be explored, studied or considered by those that should have these issues at the forefront.

I understand that many in Tolland's government have worked tirelessly on creating a vision to develop the TVA. But it is my perception that the constitutes vision (expressed in the POCD) has been lost at the cost to create revenue. At no point in the foreseeable future can I see any of the zoning changes a plus for Tolland and consider all requested zoning amendments irresponsible growth.

You all have an opportunity to stop and listen to YOUR community in which whom you REPRESENT.

I ask that you DENY all requested TVA zoning amendments, not modify, not accept, deny all and let a responsible developer who can build a vision inline with the one outlined in Tolland's POCD.

I thank you for your time and consideration in this very important matter. Tolland's future is in your hands.

Respectfully

Bret Wells

350 Old Post Rd. Tolland CT 06084

Heidi Samokar

From: Marge and David Schneider <margedavidpeace@gmail.com>
Sent: Monday, May 02, 2016 8:40 PM
To: Heidi Samokar
Subject: new project development

To whom it may concern - Expansion in our town has a positive potential. However, I find it disheartening that with climate change so upon us, that any development you consider seriously would not build green with solar installations. Why don't you make certain that Tolland be a forerunner in smart, ethical projects built on our environmental reality and built with integrity? Additionally, my concern is that the traffic to get onto or off 84 or to go to and fro UConn will be exceedingly challenging and very disconcerting for our residents. I also question where the additional water supply will become readily available? Thank you for your consideration.
Respectfully - Marge Schneider, 213 Crystal Lake Road

Dear PZC Members,

I am writing to express my opposition to the zoning changes being requested by NE Real Estate in conjunction with their proposed development in the Tolland Village Area (TVA).

Having grown up in Tolland, I was overjoyed to move my family back to our town several years ago. We made this choice – like so many others have – to benefit from the excellent education system, open spaces to recreate, and the charm of my beloved hometown. Once back, I invested myself in the community from the start as a Girl Scout leader, church school teacher and volunteer, school volunteer at Birch Grove and TIS, and as a member of the Tolland Green Historic District Commission and the Hicks-Stearns Board. When I am not volunteering, working part-time at UConn, substitute teaching, or restoring my 1870s home, my family can often be found hiking or biking the trails at Crandall's. In short, my family and I love this town and invest much of ourselves into it.

I am NOT opposed to commercial growth in Tolland. I would welcome the townhouses, shops, and restaurants that have been imagined as the existing zoning regulations were deliberately established by many involved citizen over many years. Indeed, if I had any idea of the scope of the changes that are seriously being considered by the PZC at this time, I would have moved my family to Ellington or other town that mirrors all that I love about our community as it exists today.

Five story (plus), football field-sized (minus the end zones) buildings set close to the road overpower and thereby destroy the character of the Green, Crandall's Park and the town at-large. Additionally, we will be open to further and oppressive development throughout the TVA. Undergraduates will dominate the apartments; there will be no way to exclude them as the developer has proposed. As a former Assistant Hall Director at UConn, I can assure you that families and graduate students will not find it hospitable to coexist there. Furthermore, I do not want our children to have easy access to an unsupervised college student living environment. With the heroin epidemic growing and the risky behaviors that are found on college campuses, we need to protect our children.

There are many, many unanswered questions associated with the proposed NE Real Estate TVA development. Here are only a few related to the apartments and the hotel. Who moves into these hundreds of apartments if the UConn population, that the developer claims they need to make this project work, decides to live in the condominiums that are already approved to be built in Mansfield? Now that UConn's Nathan Hale property will be housing students, isn't a competing hotel in Mansfield or Storrs equally imaginable? The developer has previously told the PZC that he is not confident that the TVA hotel would be profitable – calling it 'risky'. Why would students, professionals, sports teams, parents, and visitors want to stay in Tolland when they can be practically on-campus?

I also am also opposed to the "Adult Entertainment" exception requested by the developer. Building a hotel in such close proximity to "adult entertainment" is an open invitation to a whole range of behaviors totally out-of-step with the character of Tolland. With added busing from Hartford and with a shuttle to and from UConn, a budget hotel (with a wall of separation or not) is a terrible idea!

Lastly, once 369 apartment units are constructed in a very dense arrangement, I do not believe for a second that any imagined revenue increases (once the generous abatement expires) will cover the added municipal costs associated with the development. Tolland will require increased personnel and infrastructure for our schools, police, fire, and EMS services. The developer's assurances to the contrary and service estimates (an added 20 students in the school system) are laughable!

I implore you to please seriously consider the consequences these zoning changes will have on our town. We have trusted you to protect our community and preserve that which makes us special. We must find a more acceptable, responsible plan for economic growth.

Once these zoning changes are accepted, there will be no coming back. Families such as mine will leave if we can. Our property value will plummet with the empty stores and apartments, and the charm that drew people to Tolland will be destroyed.

Thank you for your serious consideration. The character and future of this town are at stake.

Sincerely,

Mariah Bumps
25 Tolland Green

Dear PZC,

I am writing this letter to strongly encourage you to reject the Tolland Village project changes.

This project is designed to financially benefit a few individuals and the University of Connecticut without regard for Tolland's best interests. This group of investors will attempt to tell you all of the benefits that Tolland will receive. These benefits are all speculation and without merit.

I am very concerned about the effect 800 college students will have on Crandall Park. I served on the Tolland Recreation Board for 20 years. I know how much time, thought, and effort was put into Crandall Park by our recreation director, past town councils, and a very dedicated and professional board of recreation. The goal was to develop a park that would be family friendly by providing a variety of athletic fields, buildings, and trails to meet the needs of our children and adults. When I left the board, our major complaint by families was out-of-town families abusing the park with loud music, profanity, and unattended children running around. I feel very strongly that these apartments, with their targeted tenants, will take over courts, fields, picnic area, and swim area, driving Tolland families away from facilities that were designed for them.

I also think you have to be realistic about who will live in these apartments. The investors claim that graduate students and professors will occupy many units. I wonder how many grad students and college professors are going to live in this dorm setting with many units rented to college students or anyone else wishing to rent. It's illegal to discriminate (Fair Housing Act.) Investors that built the units across from UConn made the same statement and it never came close to their promise.

You must also consider the problems that will develop with so many students living in such close quarters and not under the rules, regulations, and supervision of the university. Go up to Storrs and visit Celeron and Carriage House. Our daughter lived in Celeron for a semester, and in that time span saw a car being burned in the parking area, drugs and drug dealers, fights, and drunkenness on a regular basis. Who will patrol this area? Will it be our troopers who claim they are already overworked or will we pay the UConn police department? This will be another expense to the town in money and reputation.

We take great pride in our educational system in Tolland and a statement has been made that this project will have a positive impact. I can't see how apartments will enhance the system. The Vernon school system had always been known as an excellent system providing an excellent education to their pupils. Today Vernon schools are on the Connecticut hit list for not meeting state goals and having underachieving students. From excellent to poor parallels the apartment construction in recent years.

The traffic is also a major concern. With the addition of 500 to 800 cars traffic will be intolerable. It is already difficult to get onto 195 from Cider Mill Extension, especially after a soccer, baseball, or softball game at Crandall's. Apartment dwellers will soon discover going down Cider Mill to Anderson to Baxter and then 195. Getting onto 195 from Baxter is already a nightmare regardless of the time of day. We will also see a huge increase in traffic over narrow, winding roads with many homes along the way.

It doesn't take much common sense to see the problems that will develop with buses from Hartford to Tolland to UConn and back. You add the Electric Blue, cheap hotel, and 800 young people and there is no way to avoid major issues. This becomes a very fertile ground for illegal activities. Our children and town certainly don't benefit from this.

I also have concerns about the Tolland Green. The Green is a gem that helps separate Tolland from other communities. It is an important part of our history, and makes us a unique town. It adds to the value of town wide properties and plays a part in attracting people to Tolland. This project detracts from the Green as people exit the highway and head north into Tolland. It will also create more unneeded traffic.

The investors talk about perks for the town

- a. A nature walk over the marsh? Who's going to patrol the marsh and ensure public safety? We already have miles of trails and acres of woodlands.
- b. A restaurant? At first it was a Panera, then a Burton's, and finally a Max. Looking at the demographics of 800 students, it would most likely be a Ruby Tuesday or Taco Bell.
- c. They say they provide stores to enhance commerce. Boutiques have failed, book stores have failed. A sporting goods store and a toy store closed. We have ten or so empty stores now. What proof do they have that their shops will be a success, especially when they're under the apartments?

A plan for development has been established after much thought and input from our boards, various groups, and our citizens. This original plan was drawn up with the best interest of the people of Tolland in mind. The plan before us that was drawn up by a few investors is designed to make them money and to benefit UConn. With all of the services needed, now and in the future, this will increase taxes, not decrease them. It will have a negative effect on our lives and the lives of our children. I fear this project will put us on a slippery slope, taking us from an independent, wonderful town to live in to a stepsister of UConn.

Please reject the changes.

Sincerely,

David Geissler

238 Anderson Road

Tolland, CT 06084

Addendum to the above, written 4-26-15:

I wrote my concerns (above) prior to the 4-25-16 meeting but couldn't send it due to computer problems. I am adding a few post-meeting observations.

I almost feel sorry for the developer because he must have received very poor advice from local sources. Thinking that attaching the name UConn to the project would automatically get him his variances or zoning changes had the opposite effect. This has been made obvious by the continued changing of names and targeted tenants of the project.

He also must have been advised that Tolland residents are an uneducated group of rubes that, as stated by a vocal supporter are "children who need to be educated." To think that he could go through applications and weed out college students and ensure that only professionals would be able to rent is disturbing since he well knows he can't due to multiple laws outlining discrimination in housing. He ended up making

himself look uneducated. At the meeting, he stated that having undergraduates living in the TVA area would be a deplorable situation.

There is merit to the statement that town officials are pushing this project forward. A council member spoke in favor of it at the hearing, and another council member stated after seeing the developer's proposal at the Town Council meeting, "Let's get the shovels in the ground."

I also have, unfortunately, begun to lose confidence in some of our other town officials after attending two meetings concerning the proposed changes to the Tolland Green. Part of this is due to them scheduling an important meeting at 10:00 am on a weekday when most of the concerned citizens are at work and by what I felt was an air of arrogance by the state and local presenters. They displayed a dismissive attitude toward citizens' concerns.

Again, I ask you to reject the changes.

Dave Geissler, 238 Anderson Road

Heidi Samokar

From: Jackie Smith <jackies@chkarch.com>
Sent: Tuesday, May 03, 2016 7:29 AM
To: Heidi Samokar
Subject: commercial developemnet of Tolland

To Whom it concerns,

Please be aware that most Tolland residents are not opposed to some kind of development; just irresponsible development. I feel that the proposal that is being presented is EXTREMELY IRRESPONSIBLE development of OUR BEAUTIFUL town! This can be done the right way and in the appropriate locations. Please, please, please DO NOT allow this proposal to go thru as is. It is not the right solution for Tolland and only serves UCONN and worse, the pockets of a developer who doesn't care about or have any vested interest of the future of Tolland; only the increase of his own profits.

Thank you and lets continue to work on this as a community and get it right the first time.

Thank you,
Jackie Smith
62 Cook Rd

To Heidi Heidi Samokar, Susan Errickson, Dorothy Mickiewicz, Bill Dwinells, Lee A. Lafountain, Kim Kowalyszyn, Beverly Bellody, Eugene Koss, John Zevetchin, and Steven R. Werbner,

As a citizen living in the Town of Tolland, I am opposed to the Zoning Regulations Amendments requested by Mark De Pecol in order to build the development project as presented at the public hearing on April 25, 2016.

The Town of Tolland Public Hearing on Monday April 25, 2016 at Tolland High School regarding zoning and the Tolland Village Area (T.V.A.) was the first opportunity for residents to learn about and express their views about the proposed project.

One hopes that the public hearing was not pro forma since at the time of the hearing the Town budget for 2016-2017 (p. 106) reported \$80,000 anticipated revenue for Phase 1 T.V.A Development and Mr. Mark De Pecol, CEO's website (<http://www.sldland.com/tolland/>) indicated that Tolland project's status was "approved for use." I urge the Town of Tolland to delay the Planning and Zoning Commission decision on the proposed zoning amendments until the public is afforded additional information and additional opportunities to comment.

I am also concerned about the lack of any discussion of environmental impacts at the Public Hearing. It is unclear to us at what point the Town considers or re-considers the impact of this development on the environment. I am requesting copies of any and all environmental assessments conducted by the Town of Tolland or agents of the Town, including State Agencies, consultants and legal firms regarding the development on this property. Of specific interest are environmental assessments that have either been completed or will be conducted prior to the final decision of this development is made:

1. Environmental impacts include those involving: air and water quality;
2. Ambient noise levels;
3. Public water supply systems;
4. Groundwater, flooding, and erosion or sedimentation;
5. Natural land resources and formations, including inland wetlands;
6. Historic, archeological, cultural, or recreational resources;
7. Natural communities, including critical animal or plant species and their habitats;
8. Resident or migratory fish or wildlife species;
9. Use of pesticides, or toxic or hazardous materials;
10. Aesthetic or visual effects;
11. Disruption of an established community or neighborhood;
12. Displacement or addition of substantial numbers of people;
13. Substantial increase in traffic;
14. Substantial increase in the type or rate of energy use;

15. Creation of a hazard to human health or safety.

Please send me copies of these environmental assessments or tell me where copies are located (dave@truehealthunlimited.com).

I am also requesting copies of any and all written or otherwise communication between the developer and the Town of Tolland as well as the Town of Tolland and UConn as it relates the proposed development and Tolland zoning regulations (dave@truehealthunlimited.com).

Sincerely,

Dave Barnas
31 Tolland Green
Tolland, CT 06084

Assigned Positions:

2014-2015		2015-2016		Position Title		2016-2017	
Positions	FTE	Positions	FTE		Positions	FTE	
1	1.0	1	1.0	Building Inspector	1	1.0	
1	1.0	1	1.0	Administrative Secretary	1	1.0	

Performance Data						
	Actual 2012-2013	Actual 2013-1014	Actual 2014-2015	Estimated 2015-2016	Anticipated 2016-2017	
PERMITS:						
Housing units	8	13	17	9	10	
Commercial (includes additions & modifications)	34	21	21	27	30	
Industrial	0	0	0	0	0	
Municipal	6	3	3	10	10	
Total Permits	997	914	1137	1059	1100	
Certificates of Occupancy (New Construction & Commercial)	108	19	15	16	16	
Inspections	1,177	1,113	1,496	1,465	1,500	
Total Revenue (Permit Fees)	\$159,341	\$169,173	\$252,111	*\$275,883	**\$335,000	

*2015-2016 Includes \$100,000 anticipated for Parker Elderly Housing

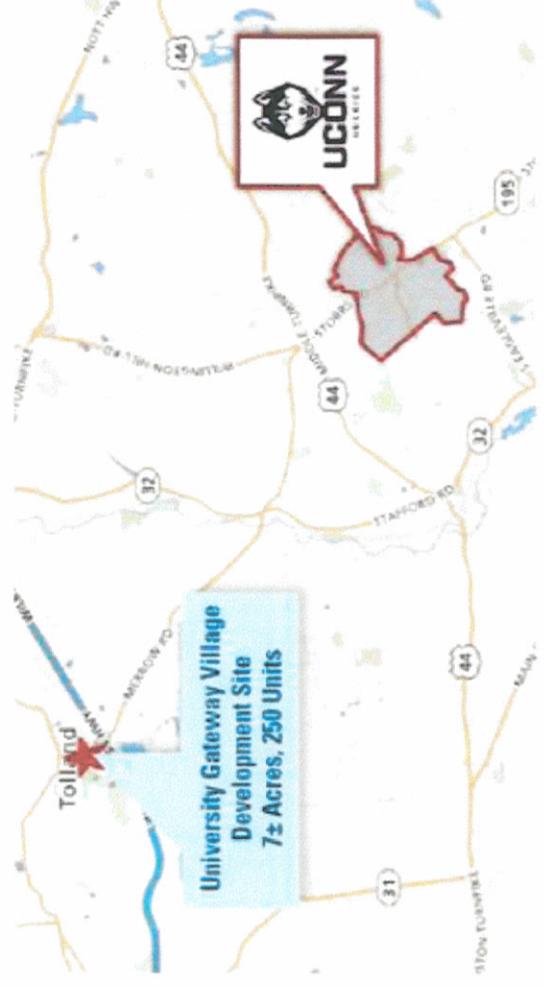
**2016-2017 Includes \$75,000 anticipated for Town Solar Farm

**2016-2017 Includes \$80,000 anticipated for Phase 1 T.V.A Development



Back →

TOLLAND	
Address	46 MERROW RD
Acreage	26 AC
Stories	3
# of units	250
Total Square Feet	200,000
Type	INDEPENDENT LIVING/MIX/HOTEL
Status	APPROVED FOR USE



Heidi Samokar

From: Robert Entigar <rentigar@hotmail.com>
Sent: Tuesday, May 03, 2016 9:53 AM
To: Heidi Samokar
Subject: Proposed zone changes and development

Dear Sir/Madam-

As the owner of a residence on Curtis Drive, I strongly oppose the proposed changes to zoning and the potential unwanted real estate clutter that will result. I don't know that I'd consider Tolland "quaint" but it will be far from it given these changes. The resulting tax base increases that would be generated could never offset the damage to the character of our town. Please use common sense in joining me in opposing these proposals.

Thank you.

Bob Entigar

Heidi Samokar

From: Lin East <linreast@aol.com>
Sent: Tuesday, May 03, 2016 10:40 AM
To: Heidi Samokar
Subject: new development

Dear Planning and Zoning-

I am in favor of the zoning change to add business to Tolland.

We need to add to our tax base.

Linwood East

53 Paula Joy Lane

Tolland, CT 06084

860 872 7201

Heidi Samokar

From: Walter Novak <wjrbnovak@snet.net>
Sent: Tuesday, May 03, 2016 6:43 PM
To: Heidi Samokar
Subject: Proposed development of hotel, housing

Director of Planning -

I am writing this letter to object to the proposed development of a hotel and apartments near the town center. Zoning should not be changed for this development. When an individual decides on changes in his life, such as buying a home, getting a new job, the ultimate goal is to enhance his life. Changes within a town should be for the same reason - to enhance the town, not to detract from it. This proposed development will detract from the character of our town. As one of the posted signs in town indicates, we should zone for Tolland, not for UConn. If changes are necessary or wanted, they should be benefiting Tolland, not a neighboring town.

Some proponents for this development cite extra tax revenue as a major draw. Nobody wants more taxes, but I would rather pay more in taxes and keep the character of our town intact.

Thank you.

Walter J. Novak
370 South River Road

Heidi Samokar

From: Ron and Dawn Stavens <rdstavensjr@sbcglobal.net>
Sent: Tuesday, May 03, 2016 7:00 PM
To: Heidi Samokar
Subject: Under attack

We as long time Tolland residents object to zone changes as requested by the developer .

Ron and Dawn Stavens

Sent from my iPad

Heidi Samokar

From: emily stanford <empamr@gmail.com>
Sent: Tuesday, May 03, 2016 8:08 PM
To: Heidi Samokar
Subject: TVA

Dear Planning and Zoning Members,

As a Tolland resident who grew up in town, moved away and came back here to raise my family, I feel it is my obligation to express my concerns over the proposed Tolland Village Area. Initially when I heard of plans to develop a pedestrian friendly area near the highway with housing, some stores and restaurants I was actually pretty excited by the prospect. Living in CT and specifically Tolland, I understand the need for affordable housing, an increased tax base and revenue as well as having local attractions. When I began investigating the developers website, reviewing the proposed changes and attending the April 25th PZC meeting, I became more concerned.

Permanently changing zoning regulations for one developer makes me question the larger impact this will have for future development in Tolland, including the further development across the street on 195.

Five story apartment complexes next to the Tolland green and Crandall's park is unacceptable to me. There are day camps, swimming lessons in the summer, and we have already seen more garbage, trash and dog feces, strictly from increased usage over the years without 369 apartments next door. I have to wonder if those on the EDC and other officials would feel similarly if they were living on cider mill road or on the green?

Changing regulations such as a hotel within 300 feet of an adult establishment again makes me question where the benefit would be to Tolland residents. Putting a strip club, hotel, and multiple apartments all within walking distance of each other seems pretty conducive to higher crime regardless of who lives there. I also do not understand what a "firewall" is, and how much of a deterrent that is, considering many people drive great distances to visit electric blue.

As faculty at the University of Connecticut Health Center, physician and proud supporter of the University of Connecticut, I understand that it is an asset having the Storrs campus close by. However, I have to reiterate what was mentioned previously in doubting that faculty and graduate students will be the main source of renters for these apartments. I also agree that it would have to be discriminatory not to rent to undergraduates.

Are these changes permanent, or are they a onetime allowance for a particular developer? If they are only changed for this developer, why is that? Is there that much desperation in town economics that we need to change multiple zoning laws to appease one person? Besides a tax abatement, I would ask then what is the

expected revenue and when? How much will our mill rate go down by putting this in motion? I have yet to hear or read exactly how much revenue will be generated? What are the impacts on police, fire, and traffic? Even if it's a speculative estimate, I think it would be better to have a sense of profit before sacrificing an extensive piece of Tolland.

I ask that all of the elected officials and appointed officials have an unbiased view and consider both the short and long term impacts of these proposed changes. I find it disappointing to review a developer's website and find so much support from our own economic development committee and elected officials when these proposed changes are supposedly in their beginning stages. I have no problem with factual information, meeting minutes and direct quotations being presented on social media, but it's disconcerting that so much of this discussion seems to have already taken place behind closed doors. Even from a negotiation standpoint it seems wrong that numerous elected and previously elected officials are voicing so much support when I feel that we as a town need to ensure that the proposed changes will benefit the majority. Transparency is the best policy.

Thank you for your time and consideration,

Emily Stanford

39 Elna Dr.

Heidi Samokar

From: wbmtcm@comcast.net
Sent: Tuesday, May 03, 2016 9:33 PM
To: Heidi Samokar
Subject: Save Tolland!

I am writing to you today to object to the zone changes requested by the developer to the planned hotel and apartments near the Tolland Green. These changes and development plans are drastic and reckless, definitely designed to suit UConn, not Tolland. Our roads are already chewed up, destroyed by the waterline construction to benefit UConn.

I was at the previous town meeting, and do have to say I have strong concerns that the committee seemed very comfortable, almost familiar, with the whole presentation. I noticed there were very few questions asked by the committee. I expected the committee to investigate and gather much more information than they did.

The proposal seems ludicrous in the idea that undergraduates will not be living there. First off, that is impossible to enforce, everyone knows that is illegal to discriminate. Secondly, the undergraduates are probably the only ones that will fill these apartments, well-established, respectable citizens don't want to live near a STRIP CLUB! Young students will think this is paradise, living within walking distance to the Strip Club AND a package store. This will be like spring break at UConn every weekend.

The idea of a 5 story apartment complex is totally against everything the charming community of Tolland stands for. There is no where to hide this building, no matter what the developer says about it being in the valley. You cannot hide a 5 story building,

We should take heed to the town of Mansfield, which has been destroyed by their very fast, reckless over- building. If you talk to many of their residents, they HATE the setting, saying it has destroyed their sky line, small town community, and it is loud, bright and busy 24 hours a day.

I feel like this letter may be a waste of time, it would appear a decision was already made, but I will voice my concerns just the same.

Wayne Miner
46 Bald Hill Rd.

Heidi Samokar

From: Doug_smith <dsmiths@sbcglobal.net>
Sent: Tuesday, May 03, 2016 10:02 PM
To: Heidi Samokar
Subject: Tolland Village Opposition

I would like to say that I am specifically against the development of *8 football-sized, five story buildings with 369 apartment units*; a modern *four-story hotel with 100 rooms* in our town. This type of housing is exactly why our family moved out of Vernon and into Tolland 14 years ago. Regardless of the intent, in the end it will bring transient students into our school system and make the teachers' jobs more difficult, cost the town more money and, in the end, lower the quality of the education of our students. Please consider alternative reasonable growth options for our town.

Cheryl Smith

Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of byams@comcast.net
Sent: Monday, May 02, 2016 5:26 PM
To: Heidi Samokar
Subject: [Town of Tolland CT] Tolland Village Area

Hello hsamokar,

Linda Byam (byams@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:

Hi Heidi,

I may not be available to make the second part of the public hearing on May 9, and wanted to submit my comments to you in advance.

My husband and I have lived in Tolland for 21 years and raised our children here. I was the former president of the Tolland Community Women, former board member of the Elementary and Middle School Parent Teacher Organizations, current Vice President of the Tolland Education Foundation, and current President of the Tolland Public Library Foundation, among other volunteer commitments. My husband and I have spent many years proudly serving our Tolland community.

We live at 70 Woodfields Dr., property that abuts the land being considered for the Tolland Village area. We were involved with the planning and zoning process years ago when community input was requested. We attended meetings and gave input along with other dedicated community members regarding the "look and feel" residents found to be acceptable for developments. Planning and zoning regulations and guidelines were put into place based on that community process, which represented residents interests as well as the interest of economic development.

I have two comments:

1) I am concerned based on what I have seen (at the initial public hearing, and other sources) that it appears as if the will of the people may not be heard. At the public hearing, there was very little vocal support among residents, (none in fact, with the exception of two town board members who spoke in favor of the proposed zoning changes), and overwhelming concerns voiced against changing the zoning requirements as requested by this developer. The members of the planning and zoning board are elected by the voters of Tolland and have been chosen to represent the will of the people.

2) I would also like to state my personal opinion. I am not against development of the Tolland Village Area, but I strongly believe that the initial planning and zoning regulations and guidelines were put into place with much consideration and represent what active members of our community would like to see in its future development. Changing the regulations for this developer (who specifically stated they were necessary to make the project profitable) without considering if these changes are acceptable to the community, would be shortsighted on the part of the planning and zoning committee.

Thank you.

Linda Byam

Heidi Samokar

From: vtsdmailer@vt-s.net on behalf of jones.stevenjames@gmail.com
Sent: Saturday, April 30, 2016 11:03 PM
To: Heidi Samokar
Subject: [Town of Tolland CT] Testimony: P&Z App. # 16-2 to Amend Zoning Regs
Attachments: minutes_-_planning_zoning_commission_minutes_pzc_-_2015_-_2015-04-13_regular_meeting_.pdf; minutes_-_planning_zoning_commission_minutes_pzc_-_2015_-_2015-05-11_regular_meeting_.pdf; minutes_-_planning_zoning_commission_minutes_pzc_-_2015_-_2015-06-22_regular_meeting_.pdf

Hello hsamokar,

Steven Jones (jones.stevenjames@gmail.com) 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:

Steve Jones, Resident of 70 Reed Road, Tolland CT

Public Hearing Testimony on
Planning and Zoning App. #16-2, Application to amend Zoning Regulations by
Applicant: NE Real Estate, LLC.

Chairman Erickson, Vice Chairman Mayer, members of the Planning & Zoning
Commission:

Thank you for the opportunity to testify at tonight's (May 9, 2016) public hearing. Knowing some of you for a number of years, I believe you bring the expertise, professionalism, and historic understandings of the Tolland Village Area (TVA) to make a decision on this application that will reflect the best interests of the town.

My testimony is neither in favor, nor opposed to the current application, but to provide comments and concerns. The decision made regarding the proposed technical/textual changes will impact my opinion on the final application for the TVA, if submitted by the developers. What I will state, in my opinion, is that accepting all of the developers proposed changes for their need of flexibility would be giving 'carte blanche' access to the TVA and would not be in the best interests of the town. But neither would wholeheartedly rejecting all of them either without deliberating their merits and intent.

Compromise and balance are needed for this process, and I trust that will be the result.

Let me start with some positive comments. Year after year, it has grown tougher to pass budgets, which have consistently sought to maintain level services or cut to reflect changing demographics. Equally tough is engaging residents in the budget process enough to get turnout past 25% in most of the past 5 years. The 2015 assessment on home values showed a majority saw declining values, necessitating a significant increase in the mill rate from what it was even a few years ago. In addition, Tolland, like other communities, relies upon single-family houses for an overwhelming majority of the town's revenue. Frankly, we need business development to create a fairer balance for residents. So to have a developer finally considering the area after nearly 15 to 20 years of discussions and hearings, I believe this is a very promising sign for our town's economic development. I believe the impact of bringing the TVA to fruition will be beneficial to the zoned business area, the Gateway Design District, the Technology Corridor, and most importantly, our town. As an aside, I would hope the development would boost the value of the TVA properties to the

point where the Electric Blue would shut down. I believe that business currently serves as a black (or 'blue') eye to Tolland's rural character and our history when residents make their way to our historic green.

In addition, previous concerns regarding public safety and fire have been addressed to some extent. The developers have offered to establish a police substation unit for Troop C officers serving Tolland, providing a positive presence. According to discussions with the developer, public safety officials have indicated our town's equipment can address fires for buildings of either three or five stories, with reservations on certain layouts for effective positioning. This adds onto the fact all these buildings would be required to follow the most up-to-date fire codes and install proper 21st century fire prevention tools. A final note, our town frequently engages in shared services with our neighbors in Ellington, Vernon, and Coventry as need and each has comparable infrastructures, though much of our public safety is handled on a volunteer basis.

My concerns regarding the technical/textual changes are akin to what you have heard from many residents already.

A traffic study is absolutely necessary to know if the volume of residents that would live in this area and utilize the hotel/restaurant, accommodating shuttle buses, etc. though I understand that a formal application to develop would need to go forward for anyone to truly know the impact. It can follow basic logic though that increasing the maximum capacity that three stories currently allows in that area to five stories means more people with more cars, regardless if they use the car or public transportation on a regular basis.

More important in my opinion is the precedent these zoning changes would make to both sides of the TVA. Allowing the increase in stories on one side that slopes downward to the other side of the zoned could bring about unintended consequences. Additionally, the developers have indicated the build upwards is to allow for greater concentration, but only have buildings established on one side of the zone.

A question for consideration to the commissioners is this: Could the developer achieve the population density needed to support the businesses that could come in through current regulations by building on both sides?

Another area of consideration is to develop the restaurant/hotel on one side of the TVA and utilize the remaining space of the other side for additional multi-unit housing structures within current story-size regulations.

While I support our local Dunkin Donuts on a regular basis, we already have the Gateway Design District (GDD) zoned for drive-thru services, which was done just one year ago. Allowing a drive-thru restaurant in the TVA by special permit would most certainly impact the intent of the TVA negatively.

In addition, allowing for multiple drive-thru establishments within a half mile driving distance of the TVA and the GDD would create further complications to a roadway already being expanded to meet certain current needs and expected demands. This objection preempts related requests, including, but not limited to the applicant's request to reduce the separation distance between a drive thru service board (intercom) and adjacent residential structures as well.

Regarding the changes in text to the hotel, I would raise concerns regarding the intent to eliminate Subdivision (2) of subsection (b) in section 8 regarding hotels located in the Main Street setting. Regarding the addition of 'or a conventional flat roof if the building is more than four hundred (400) from Merrow Road.' I have read the minutes from the Design Advisory Board (DAB) regarding this change, and still raise concerns about the impact this change would have on the view of said hotel from higher elevations in Tolland. The DAB indicated that flat roofs with appropriate screening 'can look better'. I would request that if this change is accepted, that their request be amended to read as follows: 'or a conventional flat roof with appropriate screening over roof mechanicals if the building is more than four hundred (400) from Merrow Road.'

I agree with the consideration of allowing up 300 feet width in Subdivision (4) of subsection (b) in section 8, but would be okay if their maximum width was only extended to 250/75 feet or remains as is. Proper spacing can mitigate greater widths between structures

The elimination of the commission allowing increasing maximum building principal heights under the provided standards should not be stricken from the regulations, but perhaps amended to allow further review of heights beyond what is currently allowed. I believe this section provides a crucial series of powers for the commission to review any applicant's

considerations for development within the TVA. I would also disagree with the change in setbacks to be reduced by 40% to 15 feet, though a 20% (meaning 20 feet) is agreeable to some extent.

A question to the applicant and the commission regarding the Regulation of Adult-Oriented Establishments: If the distance measured between any building/commercial establishment where people pay for lodging is amended from 'structure to structure' to 'along a pedestrian or vehicular access way from structure to structure', does this allow the hotel to be built on this side of the zoned area by allowing a closer proximity between the two businesses? Or could the hotel be constructed within this side of the TVA under current regulations?

Thank you for allowing me the time to provide my comments and concerns regarding the application and the TVA as a whole in relation to this application.

I have included in my submission of testimony Planning & Zoning Commission minutes from April 13, 2015, May 11, 2015, and June 22, 2015. If these have not already been provided to newer commissioners and alternates, or if they are not in the possession of those commissioners who served in 2015 prior to November 3rd, I believe they should be reviewed for additional perspective on changes requested by the current applicant that were reviewed, put to a public hearing and subsequently approved by commissioners for the TVA. Public safety input was provided briefly at the April 13 meeting. Additionally, I would direct commissioners to the following link regarding layouts by the applicant that appear to currently meet TVA regulations:
<http://www.sldland.com/tolland/>

**PLANNING & ZONING COMMISSION
TOLLAND, CONNECTICUT
REGULAR MEETING MINUTES OF JUNE 22, 2015**

MEMBERS PRESENT: Josh Freeman, Chair
Sue Errickson, Vice Chair
John Hughes, Secretary
Bruce Mayer, Regular
Andy Powell, Regular
David Skoczulek, Alternate

OTHERS PRESENT: Linda Farmer, Director of Planning & Community Development
George Baker, Town Council Liaison
Gary Jalbert, Economic Development Commission
Mark DePecol, Developer
Dr. Scott Morey, Fenton River Veterinary Hospital

1. **Call to Order:** Josh Freeman, Chair called the meeting to order at 7:30 p.m. in Council Chambers.
2. **Public Comment:** Mark DePecol extended his thanks to Linda Farmer for all her assistance in helping with his development project. He appreciated her professionalism and said it was indicative of the town in general. He wished her the best of luck in her upcoming retirement.
3. **Public Hearing(s)**
 - 3.1 **P&Z App. #849 – Town of Tolland** – Proposed Zoning Regulations and Design Guidelines revision in the Tolland Village Area concerning multi-family, hotels, and building heights.

Mr. Hughes read the legal notice into the record. Ms. Farmer updated the Commission on the proposed revisions since their last meeting. The proposed changes would add multi-family housing as a use in the Tolland Village Area. The changes also address heights, which would allow up to four stories for hotels and up to 3-1/2 stories for multi-family development. She said they have always considered allowable heights as they relate to topography. She reviewed the modified height requirements for both multi-family developments and hotels, noting that the revised language would allow a developer to find ways to mitigate heights. The modifications are a performance standard. She said she has received a concept plan from Mark DePecol and some of the revised changes take into consideration comments from Mr. DePecol's engineer and from neighboring land owners. She said Mr. DePecol's engineer also had made a request to change parking requirements, which prohibited parking between buildings and a public road, but for now it seemed best to keep the parking regulations as is to maintain a relationship between buildings and the connector road.

Mr. Freeman asked for feedback on the proposed changes. Mark DePecol, who attended the meeting, said that with the exception of the changes to the parking features they were hoping for, were satisfied with the proposal. He said they could look more closely at the parking during the Public Hearing process for his application. There were no other comments from the public.

Mr. Mayer said he had a question about Section 7-9 “Standards for Area Development Plans” and how Items 8. b. ii and iii relate to one another. He said the language in “ii” seems to conflict with the language in “iii” and he didn’t want there to be any misinterpretation of the regulations further down the road. It was not clear to him what height buildings might be allowed if a hotel or multi-family development were not actually built on the Main street.

Mr. Powell asked for clarification of what the “Main Street” would be in the Tolland Village Area. Ms. Farmer said the Main Street would be the yet-to-be-built road in the TVA that follows the contours of the development. This would not be Route 195.

Addressing Mr. Mayer’s concerns, Ms. Farmer referred to the Design Guidelines. In general the façade visible from Main Street should not exceed 2-1/2 stories, and she noted that much of the regulations in this section require performance standards. Therefore, Item 8.b.ii would be the general rule, but Item 8.b.iii could be allowed by a simple majority vote from the Commission.

Ms. Errickson asked about a comment in the yellow box under Section 7-6, where the language would change to allow standalone multi-family development. Mr. Freeman said the wording does not specifically state that standalone multi-family is allowed, but by allowing “other” types of multi-family, it does not exclude it.

Mr. Mayer asked about the reference to multi-family dwelling units under Section 10 b. He said from the wording he understands that multi-family development would be restricted by the number of stories, while hotels would be restricted by the total height of the building.

Mr. Hughes expressed some concern about Item 10 e., which changes the maximum size of the sides of buildings from 150 to 200 feet. However, he felt that by requiring the sides to be broken up visually, the massing would be mitigated.

There were no further questions or comments from the public or from Commissioners. Andy Powell/Bruce Mayer motion to close the Public Hearing for P&Z App. 849. Motion was unanimously approved.

4. Public Hearing(s) Action

- 4.1 **P&Z App. #849 – Town of Tolland** – Proposed Zoning Regulations and Design Guidelines revisions in the Tolland Village Area concerning multi-family, hotels, and building heights. Take action on Public Hearing item from June 22, 2015.

Bruce Mayer/John Hughes motion to approve P&Z App. #849 proposed Zoning Regulations and Design Guidelines revisions in the Tolland Village Area concerning multi-family, hotels and building heights, effective July 1, 2015. Motion was unanimously approved.

5. **Approval of Minutes** – Approve meeting minutes of June 8, 2015.

Andy Powell/Bruce Mayer motion to approve the meeting minutes of June 8, 2015. Mr. Powell, Mr. Mayer, Mr. Hughes, and Mr. Freeman voted to approve. Ms. Errickson abstained. Motion carried.

6. **Other Agenda Items**

6.1 **Wall Sign – (Scott Morey)** – Review proposed new wall sign which is a second sign at Fieldstone Commons facing Route 195. Ms. Farmer reviewed her memo of June 18. She said the old regulations adopted in 2006 included very specific standards for second wall signs for businesses in Building #1, which has frontage on Route 195, in Fieldstone Commons. She said Dr. Morey’s second sign being proposed is in conformance with the grandfathered signage at Fieldstone Commons.

Ms. Farmer said Dr. Morey is also proposing halo lighting for this sign. They only allow white lighting. He is proposing blue letters for the second sign. Dr. Morey noted that the Route 195 side sign would be halo lit, while the front side sign has channel letters. The sign will not look blue at night.

Ms. Farmer said if the Commission approves, they would need to modify the wording of the December 18, 2006 approval to add “for grandfathered signs” and eliminate the color restriction on the sign itself.

Andy Powell/John Hughes motion to approve a second sign on Building #1 in Fieldstone Commons with criteria from the December 2006 approval, modifying the language to reflect that the sign facing Merrow Road not exceed 18 square feet as grandfathered and to have no color restriction. Motion was unanimously approved.

6.2 **P&Z App. #850 – Tolland PZC** – PA 490 Open Space – Remove Section 3-18 of the Zoning Regulations “Designation of Public Act 490 Land.” State statutes grant this authority to the legislative body. Commission to set Public Hearing date.

Ms. Farmer reviewed her June 18 memo, explaining that many, many years ago the Town made the entirety of Tolland eligible for Open Space designations. These include farming, forest, and PA 490 land. The PA 490 land has been administered by the Planning & Zoning Commission. These designations provide a tax incentive to the property owners not to develop the land. She said over the years some changes in requirements were made on what size lots should be eligible for the PA 490 designation. Presently the PA 490 Open Space designation applies to lots that are a minimum of ten acres over the minimum lot size. Ms. Farmer said their Plan of Conservation and Development calls for continuing this

program, but just for land that is zoned residential. Additionally, the Town Council, not the PZC, should be administering this program.

Ms. Farmer said she has been working with Assessor Jason Lawrence and representatives from the Connecticut Farm Bureau on this on the correct process for the Open Space designation. She said the PZC needs to first identify open space land in the POCD, and this was completed in November, 2009. The Town Council would then need to adopt an “Open Space Assessment Ordinance.” A proposed ordinance was included in Ms. Farmer’s memo, and she reviewed the details. She said the Town Council presently has this item on their Agenda for their meeting tomorrow night to set a Public Hearing. Ms. Farmer said that after the Ordinance is adopted, the Assessor would then review PA 490 Open Space applications for compliance with the ordinance and verify if they are in compliance.

Mr. Powell asked how much commercial land is currently designated PA 490 Open Space. Ms. Farmer said there is very little land so designated, but the correction does need to be made.

Ms. Errickson asked if after the changes are made if the PZC would have any referral role. Ms. Farmer said she did not expect so, as the Assessor would need to inspect the properties and determine if they met the requirements.

Mr. Freeman asked if this proposal would need to go to CRCOG. Ms. Farmer said she did not expect so, as they are not changing anything except the process. She said they already identified in the POCD that commercial land not be included. Ms. Errickson said this change is also in compliance with State Regulations.

Mr. Mayer asked if they need to explicitly state that commercial land is no longer allowed for a PA 490 Open Space designation. Ms. Farmer said no, as they did so already in the POCD. She said the next step is to bring this to the Town Council as they will need to adopt the Ordinance.

Andy Powell/Bruce Mayer motion to set a Public Hearing date of July 13, 2015 to remove Section 3-18 of the Zoning Regulations “Designation of Public Act 490 Land.” Motion was unanimously approved.

6.3 8-24 Referrals

- Proposed new softball field at Cross Farms Recreation Complex. Ms. Farmer said Mark Peterson of Gardner and Peterson is presently working on a new plan for this. The item was tabled.

7. **Liaison Reports** – George Baker, Town Council liaison had no report this month.

8. Town Staff Comment/Updates

8.1 **Page** – Superior Court – Ms. Farmer reported she talked to Rick Page. She will be visiting his property this Thursday and he will need to have less than 10 cubic yards on his property to avoid further legal action.

Ms. Farmer also discussed Mr. Chaudry's business where he now has eight unpermitted U-Haul trailers on the property. She said she has met with him several times, but he still has not submitted an application for them. She did get a plan from a landscape architect but it has invasive species plants which are prohibited and the plan does not show the sizes or where he would put the U-Hauls on the site.

Economic Development Commission member Gary Jalbert, who was in attendance at the meeting, asked if the issue with the business owner is about aesthetics or a permit. Mr. Freeman said it is both. He said the moving van use was not an allowed use until only recently when the Commission approved it as one. However, he still has not submitted a plan. Mr. Jalbert offered to talk to the business owner himself to help things along. Ms. Farmer said she would email Mr. Jalbert the landscape plan she was given and the other information she has on this.

Mr. Freeman asked Ms. Farmer if she had any update on the hiring of a replacement for her. Ms. Farmer said interviews have not yet been set, but that Heidi Samokar will be starting tomorrow as a temporary replacement at twenty hours per week. Ms. Farmer said she is still sorting out who will do which portions of her job.

9. **Communications and Petitions from Commission Members** – Mr. Freeman gave Ms. Farmer a card from himself and the Commission thanking her for all she has done for them and for the town over the years. He thanked her personally for all the assistance she has given him in the challenging role of PZC Chair.

10. **Public Participation**: Gary Jalbert asked if a resident has sufficient acreage, could they hypothetically be allowed to put up a shooting range on their personal property. Ms. Farmer said they could and noted they do have a town ordinance that pertains to that. She suggested he go to the town website and look it up under their codes.

11. **Executive Session** – Mr. Freeman asked if an Executive Session is necessary this evening. Ms. Farmer said she didn't think so, and she provided a summation for the public record. She said she needed to get a legal opinion on any quarrying that might be done at Midwood Quarry since their permit was suspended on June 8, 2015. Ms. Farmer said quarried rock cannot be brought out of the quarry. Additionally, fill cannot go out of the quarry until it has been tested and found not to be contaminated. The testing is yet to be completed. The permit remains suspended.

12. **Adjournment**: Andy Powell/Bruce Mayer motion to adjourn the meeting and pay the clerk at 8:30 p.m. Motion was unanimously approved.

Respectfully submitted,

Annie Gentile
Clerk

**PLANNING & ZONING COMMISSION
TOLLAND, CONNECTICUT
REGULAR MEETING MINUTES OF MAY 11, 2015**

MEMBERS PRESENT: Josh Freeman, Chair
Sue Errickson, Vice Chair
John Hughes, Secretary
Bruce Mayer, Regular
Andy Powell, Regular
David Skoczulek, Alternate

OTHERS PRESENT: Linda Farmer, Director of Planning & Community Development
Vincent DeFilippo, owner of Midwood Quarry
Doug Racicot, Assistant Director of Public Safety
Public

1. **Call to Order:** Josh Freeman, Chair called the meeting to order at 7:30 p.m. in Council Chambers.
2. **Public Comment:** None.
3. **Public Hearing(s)**
 - 3.1 **P&Z App. #849 – Town of Tolland** – Proposed Zoning Regulations and Design Guidelines revisions in the Tolland Village Area concerning multi-family hotels and building heights.

Mr. Hughes read the legal notice. Ms. Farmer provided a summary of the application to date. She said he has been working with developer, Mark DePecol for about a year or two on a concept plan for property in the Tolland Village Area (TVA), adding that when the regulations were originally adopted for the TVA, they knew they may have to revisit the regulations as the market developed. Mr. DePecol's early concept plan requests allowing apartments in the TVA. Multi-family units are not specifically allowed in the TVA. The current regulations permit detached single family houses, townhouses, and multi-family above businesses. Ms. Farmer said the plans for the TVA included allowing for a certain amount of workforce housing, and she believes that this can be more easily accommodated with apartments.

Ms. Farmer noted multi-family can be rental units. There is a height issue they will need to consider, and Ms. Farmer reviewed her May 7 memo. She said the developer is requesting up to 45' to the ridge and four stories and a height increase for apartments up

to 3-1/2 stories, 35' or 40' to the ridge. The measurement is based on the mean distance from the peak to the eaves. She said internal parking could be below grade, which would allow a height bonus to 3-1/2 stories.

Ms. Farmer said they want to increase density in this area in a way that does not increase impervious coverage due to the property's proximity to the Tolland Marsh. She said this is an attempt to get ahead of the regulations to accommodate a developer who is showing interest in the area. The proposed regulation changes also take into consideration the visual impact from Merrow Road.

Mr. Freeman discussed some of the items in Ms. Farmer's memo, including the underground parking and allowing for an increase in the length of apartment complexes and how the massing would appear. He noted that Item 4 in Ms. Farmer's memo, which indicates the Commission could allow up to 200' building lengths broken up in 50' intervals, is currently related to mixed-use buildings, and said they don't appear to have a design guidelines in the total mass for residential buildings. Mr. Hughes said the proposed location of the residential development appears to be placed well in relation to other properties.

Ms. Farmer reiterated that the plan at this time is extremely conceptual, and has not even been engineered. It will need to meet industry standards. She said that she has been looking at the plan and feels there is no big departure from what the PZC originally envisioned for the area. She said key for the TVA is the idea that buildings have a relationship with the road, and current regulations do not allow parking between buildings and a public road. Mr. Hughes said the buildings also need to have a relationship with each other as well.

Ms. Farmer said the allowable density in the TVA is uncertain at this time, and that while initially it will be market driven, then the sustainability of the site will need to be considered. She said any developer will need to be creative with drainage, and she said she believes the developer in this case understands that issue. This is also a transit-oriented development and they are looking at multi-modal transportation from this area. Part of making that work, Ms. Farmer said, is to provide sufficient density to make transit viable.

Mr. Hughes read two pieces of correspondence into the record. The first was a letter dated May 11, 2015 from Stephen Williams of 36 Buff Cap Road expressing his opposition to the proposed Zoning Regulations and Design Guideline revisions. Mr. Williams indicated he felt the proposed changes exclude similar development on the east side of Merrow Road and were not legal. The second was a letter from Steven Jones of 70 Reed Road, expressing support of the TVA concept and Design Guidelines.

Ms. Farmer said she met with Steve Williams about his concerns. She said Town staff had worked with Heidi Samokar to develop the proposed regulations and essentially they would allow greater heights relative to the elevation of Merrow Road. She said she understands Steve Williams' point in that the proposed changes do not avail him use of

these regulations as most of his property is at a higher elevation. She said it was not the PZC's intention to grant greater flexibility to property owners on one half of Merrow Road. She said they might want to consider requiring a performance standard, such as having a stepdown in development toward the street that mitigates height.

Mr. Freeman said it is really all about the massing. Mr. Mayer noted that it is in the current regulations that topography and appearance are the issue, but if a developer could demonstrate how a similar height could be accomplished, then they may want to consider it. Mr. Hughes asked if they should not strike the language in the proposed regulations that talk about mean elevations. Ms. Farmer said they could, but it would be prudent on their part to first talk with the Town attorney to be sure they are within their legal framework during this Public Hearing.

Andy Powell/Bruce Mayer motion to open the Public Hearing to public comment. Ken Houck of 314 Grant Hill Road asked Ms. Farmer if the plans before them right now are tentative. Ms. Farmer said they were. He said he wanted to be sure the PZC considers any sensible proposal. Mr. Freeman said that if an applicant comes forward with a formal application, then the PZC would hold a Public Hearing for residents to hear and weigh in.

Mr. Freeman said they need to explore whether they can remove the mean elevation language from the residential and hotel regulations, but still have some kind of visual impact review. This would be in Section 7-9, Item 10-b-2. He said they also need to look at whether they can modify the Zoning Regulations in Section 10-e-3 under building architecture to allow building lengths of 200'. Mr. Freeman added that he was beginning to feel like they are looking at a lot of changes and they might want to consider rejecting the proposed regulations and re-writing them fresh to address all the areas of concern. There was a brief discussion about how this would be done, with Ms. Farmer indicating that the PZC could vote to withdraw the application.

Ms. Farmer said their next meeting is June 8. (There will not be a meeting on May 25, as it is Memorial Day.) She said between now and then she could get input from the Town Attorney, from the developer and his engineer, as well as from Steve Williams and have reworked regulations for the Commission at that time. Mr. Freeman agreed that this would allow them to make improvements that meet both the developer's and Mr. Williams concerns. Ms. Errickson asked if the Design Advisory Board had looked at the proposed regulations and if this proposal went to the Fire Department. Ms. Farmer said they had in both cases and that it is noted in her memo. Mr. Mayer said he would like to see the rework include more specifics on the buildings' relationship to the road.

Andy Powell/Bruce Mayer motion to close the Public Hearing for P&Z App. #849. Motion was unanimously approved.

- 3.2 **P&Z App. #441 – Midwood Quarry** – Discussion and possible action to revoke the Quarry's Special permit due to violations of the Zoning Regulations and Conditions of Approval. Location: 131 Mountain Spring Road. Continue Public Hearing that commenced on March 9, 2015 and continued on March 23, 2015 and April 13, 2015.

Ms. Farmer reviewed her May 7, 2015 letter to Vincent DeFilippo. She said she has been working with Town Engineer Bill Dwinells on what progress is being made. She said their last large discussion was at a meeting on March 23 which included Mr. DeFilippo, Mr. Peterson of Gardner and Peterson, Attorney Rosenberg, Mr. Dwinells and herself and at that time they talked about deadlines for various concerns. She said April 15 was the deadline to get the sedimentation and erosion control measures in place, and while some of it was done, it is yet to be completed.

Ms. Farmer referred to a letter in Commissioners' packets dated April 30, 2015 from Fire Chief/Director of Public Safety John Littell to Town Engineer Bill Dwinells regarding a report of a possible oil spill on the quarry property. She noted that Mr. Dwinells is obligated to inform the Fire Department, and that Mr. Littell's report indicated they found no evidence of an oil spill on the property. She also noted that Mr. Littell requested he receive formal written correspondence on blasting prohibitions in the quarry and that a letter was sent to him in return, and that both letters are in their packets.

Mr. Hughes read an email sent by Vincent DeFilippo to representatives of the Town which outlines complaints he had with town staff. He also read an email dated May 11, 2015 from Attorney David Rosenberg to Linda Farmer which addresses progress on various concerns and due dates at the quarry.

Attorney Rosenberg indicated that he understood from Mr. Peterson that a Wetlands Application had been submitted on multiple occasions and rejected by Mr. Dwinells before being submitted to the IWC due to lack of aerial mapping. However, he said now he understands that any map, including a GIS printout will suffice. He wrote with regard to a DEEP Permit that Mr. DeFilippo had reached out to DEEP and was told the quarry property did not require one. With regard to the incomplete soil testing, he wrote that Terracon, their soil testing company, has advised them they will fit them in as soon as they can but have not been able to offer a definite schedule. Attorney Rosenberg wrote that Mr. DeFilippo spoke to the bonding agency to arrange for a surety bond once terms are established, but that they need to clarify what the bond is to be used for.

Mr. Hughes read an email into the record from Steven Jones of 70 Reed Road in support of revoking the quarry permit at this time.

Ms. Errickson noted that bond information is also included in their packets.

Mr. Freeman said that some of the comments in Mr. DeFilippo's email were disturbing to him, particularly his claims that town staff had broken and entered into one of his buildings and stolen files. He asked for clarification of which building Mr. DeFilippo was referring to. Mr. DeFilippo said it is the trailer on his property and the State Police have been notified. He said it was picked up on his security cameras and that it was actually the police that brought it to his attention. Mr. Hughes confirmed that the trailer Mr. DeFilippo was referring to is the unpermitted trailer on his site.

Mr. Freeman said that he, Mr. Dwinells, and Ms. Farmer recently visited the site with Mr. DeFilippo's permission and they discussed the need for 100 feet of 1 foot thick 3" stone on the anti-tracking pad at the entryway to the quarry. He added that to their knowledge, the only item on their list that has been completed is the aerial flight, and while they can see that the sedimentation control has been started and repaired in some places, it still has not been completed. Ms. Farmer noted that there is a statutory timeframe they need to adhere to, to close the Public Hearing.

Mr. Powell asked why the applicant was not told why their Wetlands Permit was rejected, and exactly what type of map was needed to have it accepted. Ms. Farmer said this had been communicated with Mr. Peterson. She said there are two levels of mapping that are needed for this proposal. Certain information is needed to do the overall wetlands map, and they need to show the method to be employed to do the wetlands mapping, which will require moving fill placed in or near wetlands. Mr. Freeman said two PZC meetings back, where both Mr. Dwinells and Mr. Peterson were in attendance, Mr. Dwinells made clear that they just needed a red line map for the application. Mr. Freeman said that Mr. Dwinells told Mr. Peterson that he did not need to wait to have a flyover map. He said there may have been some confusion about that then, but feels they are all on the same page now. Mr. Hughes said that he felt Mr. Peterson, being familiar with these types of requirements, should have been aware of what needed to be submitted for an application.

The Commission discussed a benchmark elevation. Mr. DeFilippo said he understood Mr. Peterson needs to provide this information to Rick Markey at the aerial company. Ms. Farmer said it is not clear whether the map company is waiting for this as Mr. Peterson had indicated he would receive the mapping from the flyover information in about three weeks after the flyover was completed. Mr. Freeman asked Mr. DeFilippo to check into this and to contact Ms. Farmer's office if Mr. Peterson is not going to be able to provide the mapping by May 21. Mr. DeFilippo said he would. He said he has been working hard to push everyone to get things done.

Mr. Freeman discussed the DEEP Permit. Ms. Farmer said she believes Mr. Dwinells can get in touch with DEEP and provide them with information on what would trigger the need for a DEEP permit. She said she thought Mr. Dwinells can coordinate with Mr. Peterson on this.

The Commission discussed the unfinished petrochemical testing on the piles of fill. At their last inspection it appeared to Mr. Dwinells that one of the piles of fill, just past the trailer on the right was no longer there. Mr. DeFilippo said none of the piles have been disturbed. Mr. Freeman said a concern of his was that the petrochemical testing was to be done as soon as possible, and at the time it was discussed, it was supposed to be by the end of March. They are now into May and it has still not been completed. That is not acceptable. They need to be sure this fill has nothing toxic in it. Mr. DeFilippo said he has been calling the soil testing company to get a date on when they will complete the work, but they have not given him one. Ms. Farmer said her office has not received any contact from the testing company.

Mr. Freeman discussed the bonding, saying there has been no progress on it. Mr. Hughes noted that about 850 feet of silt fencing was required and asked why it is not in place. Mr. DeFilippo said it is all in place, but rather some 75 feet of it needs to be adjusted. Ms. Farmer said there is an area that does not have any silt fencing still. Mr. DeFilippo said the requirements for the silt fencing have been evolving and increasing. Mr. Freeman explained that when it comes to silt fencing, it is about both installing and maintaining it. He said silt fencing can fail after rainstorms and the like and it was found that several spots requiring extra fencing along the road, around the culvert, and there is also a gap near the fill. None of that is included in the bond quote.

Mr. Freeman said he is not comfortable continuing down the road without a bond. He said he wants to have the bond next week.

Mr. Hughes asked if it is the Inland Wetlands Commission that determines where silt fencing is required or the Town Engineer. Ms. Farmer said that anything associated with the driveway to the outfall of the pond is in their purview as it is in the upland review area, and the silt fencing is not complete.

Mr. Freeman said at this point he is very disappointed in the progress made and said he needs the following three things within the week: the soil testing to be completed, the sedimentation control to be completed, and the sedimentation control bond to be completed. He also asked Mr. DeFilippo to talk to Mr. Peterson and find out what is going on with the data for the aerial map.

Mr. Powell said he was very concerned about some of the opinions expressed by Mr. DeFilippo in his email, and his engagements with Mr. Dwinells. Mr. Powell said no one wishes to be vindictive and that is why they chose to work with Mr. DeFilippo instead of just revoking his permit. Mr. Freeman said the timing of Mr. Dwinells hire may make it appear that he was initiating some of the enforcement actions against the quarry, but in reality many of these decisions were made by the PZC before he was hired. Regarding reporting the suspected oil spill at the quarry, Mr. Freeman said Mr. Dwinells was just doing his job. He is required to report and follow through on this information.

The Public Hearing was opened to public comment. Dale Zahner of 134 Mountain Spring Road asked if Terracon was the only soil testing company that could do the type of testing that needed to be done, and if not, why not hire another firm. Mr. DeFilippo said he spoke to his attorney about this, and his advice was that because this firm had already completed most of the testing, they should stay the course.

Doug Racicot, Assistant Director of Public Safety, addressed the street pole issue brought up in Mr. DeFilippo's email. He said the original plan for the telephone pole placement was not in front of Mr. DeFilippo's driveway, but in front of his Right Of Way. He said his office has since worked with him to adjust the pole placement and the matter has been solved. He noted that the original plan for the pole placement resulted from the engineering from the fiber contractor, and not the Town Engineer.

Ken Houck of 314 Grant Hill Road said newspaper reports made out Mr. DeFilippo to sound deceptive, but what he is hearing tonight is good intent and a heavy investment in the property on his part. He said that should be the over-riding issue for the Commission.

Mr. Freeman noted that their next meeting will be one June 8 and re-emphasized that they need to have the bond estimate by next week, the testing to be completed—even if it is necessary to have another company do the work, and the sedimentation and erosion control work to be completed. He said Mark Peterson needs to communicate with the Town Engineer on the bond estimate. He said if there is no progress by this next meeting, it will not be received well. Mr. Mayer said the Commission recognizes Mr. DeFilippo's good intent, but they need to see progress being made. Mr. Freeman noted also that if everything gets done and the quarry gets into compliance, there is a lot of good material on the quarry site that can be sold for profit.

Andy Powell/Sue Errickson motion to extend the Public Hearing for P&Z App. #441 to June 8, 2015. Mr. Powell, Ms. Errickson, Mr. Mayer and Mr. Freeman voted in favor. Mr. Hughes was opposed. Motion carried.

4. Public Hearing(s) Action

4.1 **P&Z App. #849 – Town of Tolland** – Proposed Zoning Regulations and Design Guidelines revisions in the Tolland Village Area concerning multi-family, hotels and building heights. Take action on Public Hearing item.

Sue Errickson/Andy Powell motion to withdraw P&Z App. #849. Motion was unanimously approved.

5. **Approval of Minutes** – Approve meeting minutes of April 13, 2015. Andy Powell/Bruce Mayer motion to approve the meeting minutes of April 13, 2015. Mr. Powell, Mr. Mayer, Mr. Hughes, and Mr. Freeman voted to approve. Ms. Errickson abstained. Motion carried.

6. Other Agenda Items

6.1 **8-24 Referral** – Proposed solar farms on Town property on South River Road (Becker) and Gerber Drive (Lot 10). Ms. Farmer provided detail. She said the proposed solar farm on Lot 10 in the Business Park could potentially also include portions of Lots 7 and 9. She said this farm would be on town land and the town is exempt from zoning, however the installer would need to provide a site plan to address possible drainage and erosion and sedimentation impacts. The firm would also possibly need to provide glare data for the South River Road farm as it would be near other residences.

The Commission discussed the two properties. Ms. Farmer said the Becker property is an old cornfield. She provided a layout on the overhead projector for 327 South River Road. She said there would essentially be 1mw at each location, and this would be a good deal for the town. Mr. Freeman asked if the solar installation would be trackers. Ms. Farmer said she believed they would be in a fixed position. She said the company doing the work

would provide a map, do engineering feasibility work, address any drainage concerns and mitigation, and concerns of any glare impacting the single family neighborhood on South River Road. The town property would be leased for the solar farm.

Ms. Farmer asked if the PZC would wish to engage the neighbors on South River Road. She said she felt they should, so that when it came time to implementing the solar farm, they would not be taken by surprise. The Commission was in agreement. Mr. Freeman noted that the plan showed the inverters to be located outside and asked if any security would be provided. Mr. Powell said the documents show that 24-hour camera surveillance is included. Mr. Freeman suggested they ask for a shed to be provided to store the inverters as they last longer if stored inside. He said it may not be their purview but would be a good thing to suggest especially if the town might incur any out-of-pocket expenses. Mr. Powell suggested they ask whose responsibility it would be to maintain the equipment.

John Hughes/Andy Powell motion to provide a positive 8-24 Referral for proposed solar farms on town property on South River Road (Becker) and Gerber Drive (Lot 10). Motion was unanimously approved.

7. **Liaison Reports** – Mr. Freeman reported that he attended the Economic Development Commission meeting last week. He said the EDC had no comments on either the proposed regulation changes for the Tolland Village Area or for the Drive-Thru regulations.

8. **Town Staff Comment/Updates**

- 8.1 **Gulf Station** – 406 Merrow Road – Ms. Farmer said she sent a map to the landscape professional working for Mr. Chaudry regarding his U-Haul rental business, but she has not heard back from him as of yet.
- 8.2 **Agricultural Use** – Update planned activity at 688 Crystal Lake Road – Ms. Farmer said she and Mr. Dwinells have been working with Joe Willis and his lawyer, Attorney Capossela. Mr. Willis is talking about bringing in a large amount of material to the property (40,000 to 50,000 cubic yards) and they will be looking for drainage calculations and erosion and sedimentation control standards from him.
- 8.3 **Sign** at Tolland Shopping Center (7-11) – Ms. Farmer said the Tolland sign needs to be moved due to the Route 195 widening project, noting also that $\frac{3}{4}$ of it is broken and abandoned. She said she has been in touch with the property owner, Mary Lee Kanehl and has encouraged her to go for a conforming sign, or alternatively she could apply for a variance.
- 8.4 **CT Water Company** – Update on expansion of booster pump station on Old Post Road. Ms. Farmer said this is down near the X-tra Mart and CT Water will be bringing in a trailer to provide pumping during construction. There will be a generator outside. She said she has asked for noise calculations, but she is not anticipating any problems as the generator is for emergency use only.

9. **Communications and Petitions from Commission Members** – Sue Errickson read an article that was written by Rebecca Boyton and published in The Habitat, a newsletter. The article reports on severe and in some cases complete slashing of the State budget for matters involving land acquisition, farmland, Open Space and conservation.

Mr. Hughes held up a copy of the Mansfield Independent News and asked why Tolland does not have a similar publication. He said they need to find a way to get the public more engaged in what is happening in their town, noting the small public turnout for the quarry discussion. Mr. Freeman said there is an effort underway to create a Tolland news website.

Mr. Powell said he had a concern expressed by a constituent asking if the Rest-Stop along I-84 will be closed permanently. Commissioners were uncertain but noted that the Rest-Stop is actually in Willington.

10. **Public Participation** – Steven Jones of 70 Reed Road, referring to the solar farm discussion said that a lot of LEED certified projects use a stone array to keep puddles and ponding to form around solar arrays. In response to Mr. Hughes concerns about a town newspaper, he suggested the Board of Education might wish to look into having the student body engage in a journalism-related town paper.

11. **Adjournment** – Andy Powell/John Hughes motion to close the meeting and pay the clerk at 9:50 p.m. Motion was unanimously approved.

Respectfully submitted,

Annie Gentile
Clerk

**PLANNING & ZONING COMMISSION
TOLLAND, CONNECTICUT
REGULAR MEETING MINUTES OF APRIL 13, 2015**

MEMBERS PRESENT: Josh Freeman, Chair
John Hughes, Secretary
Bruce Mayer, Regular
Andy Powell, Regular
David Skoczulek, Alternate

MEMBERS ABSENT: Sue Errickson, Vice Chair

OTHERS PRESENT: Linda Farmer, Director of Planning & Community Development
John Littell, Fire Chief/Director of Public Safety

1. **Call to Order:** Josh Freeman, Chair called the meeting to order at 7:30 p.m. in Council Chambers. He seated David Skoczulek for Sue Errickson.

2. **Public Comment:** None.

3. **Public Hearing(s)**

3.1 **P&Z App. #441 – Midwood Quarry** – Discussion and possible action to revoke the Quarry's Special Permit due to violations of the Zoning Regulations and Conditions of Approval. Location: 131 Mountain Spring Road. Continue Public Hearing that commenced on March 9, 2015, and continued on March 23, 2015.

Ms. Farmer reviewed her memo of April 9, 2015 and discussed updates on the progress at the quarry. She said she has received a bond estimate for erosion and sedimentation control from Gardner and Peterson and with the snow now just finally disappearing, she and Town Engineer Bill Dwinells felt they needed to go take a look at the quarry conditions. She said Mr. Dwinells is looking for more information to update the bonding estimate. The big concern is that there are thousands of yards of material up at the site. She reviewed the types of bond options, noting that she has asked the quarry owner's attorney what form of bond they are proposing to offer. She also said testing of the piles of material has not yet been done for petrochemicals and Mr. Dwinells will be following up on this. She reported that no aerial flight date has been set. Mr. Freeman asked Ms. Farmer if she felt the flight plan may be at risk of not being done. Ms. Farmer said she thinks it may be.

Mr. Freeman said he is concerned that it sounds like not a lot of progress is being made, and suggested they may want to get everyone back at their next meeting to discuss this in person. He wants to be sure that the road map for progress that was discussed at the last meeting is being followed, particularly with making progress on the erosion and sedimentation control and testing for petrochemicals. Ms. Farmer agreed that they will need to meet again, but asked that the Commission give staff a month instead and that staff would keep the Commission updated on progress between now and then.

Mr. Mayer questioned why the soil testing was not done. He said he feels there is not a sense of urgency on the applicant's part. Ms. Farmer said part of the issue has been coordinating testing with town staff as well as the weather, and asked that they give everyone a little more time—until the May 11 meeting. If at that time they do not feel sufficient progress is being made, then they can discuss options with the town attorney. Mr. Hughes said he agreed with Mr. Mayer. His concern was that the PZC may not have enough teeth to get the applicant to do what needs to be done. Mr. Freeman said the erosion and sedimentation control and the soil testing need to be done and the flight at least set by the May 11 meeting. If not then the situation will become serious.

Mr. Freeman noted that there is a blasting prohibition at the quarry right now and asked if the cease and desist order has been forwarded to Public Safety. Ms. Farmer said they have not had a meeting with the fire marshal. Fire Chief and Public Safety Officer John Littell was in the audience and asked that a copy of the cease and desist order or a formal correspondence be sent to his office. Ms. Farmer said she will send a memo update to his office. She noted the quarry is presently prohibited from cutting, blasting, crushing, and quarrying.

Mr. Freeman noted that some work has been done on the anti-tracking pad. Ms. Farmer said it is reasonably satisfactory, but they will be looking for some replenishment. It was noted that the tracking pad should be replenished to 6" and there was consensus that the replenishment be done to this amount or to the Town Engineer's satisfaction before Mr. DeFilippo removes any loose stone from the quarry.

The Commission discussed the soil testing to be done and the required silt fencing. Ms. Farmer said the VOC testing has been done, but the petrochemical tests have not been done. She said the fill material needs to be pulled back and the applicant needs to get a Wetlands permit to start the process of doing so. She said the next Inland Wetlands meeting is this Thursday, April 16 and the next one would be two weeks from then. She was concerned the applicant will miss the April 16 deadline.

Mr. Skoczulek asked about the May 11 meeting—if this will be another check-in type of meeting, or one where they will require the applicant, his attorney, and other representatives. Ms. Farmer said she feels everyone should be there at the May 11 meeting. Mr. Freeman agreed saying the applicant and his representatives are aware that they are on notice to attend meetings if the Commission requests they be there. Mr. Skoczulek asked if they are asking the applicant to bond the whole remediation of the quarry. Ms. Farmer reviewed the bond quote from Gardner and Peterson and what it

entails, which includes all sedimentation and erosion control, maintenance of the silt fencing, and maintenance of the tracking pad. The quote was for \$4,000 total. Mr. Hughes confirmed with Ms. Farmer that while there is overlap between the PZC and Inland Wetlands Commission, the adequacy of the silt fencing and location would be largely the purview of the Inland Wetlands Commission.

Mr. Scoczulek expressed concerns about what might happen if Mr. DeFilippo became insolvent and walked away from the quarry. Mr. Freeman agreed that if the petrochemical testing came back positive and Mr. DeFilippo did walk away, then they would be looking at far more serious issues and would need to look for bonding for remediation of the entire quarry. Ms. Farmer said it is important to note that there are clearly different types of soil that were deposited at the site so it is possible they may get different test results from different piles.

The Commission also briefly discussed the potential for having future joint meeting with Attorney Rick Conti and the Inland Wetlands Commission.

Andy Powell/David Skoczulek motion to continue P&Z App. #441 to May 11, 2015. Motion was unanimously approved.

4. Public Hearing(s) Action

4.1 **P&Z App. #441 – Midwood Quarry** – Discussion and possible action to revoke the Quarry’s Special Permit due to violations of the Zoning Regulations and Conditions of Approval. Location: 131 Mountain Spring Road. Take action on Public Hearing item which commenced on March 9, 2015 and continued on March 23, 2015 and April 13, 2015.

This Public Hearing has been continued to May 11, 2015.

5. **Approval of Minutes** – Approve meeting minutes of March 23, 2015. Andy Powell/Bruce Mayer motion to approve the minutes of the March 23, 2015 meeting. Motion was unanimously approved.

6. Other Agenda Items

6.1 **Plan 4 Health Initiative** – Discuss Eastern Highlands Health District planning grant with Jordana Frost of E. H. H. D. Ms. Frost did not attend the meeting, and discussion of this item was tabled.

6.2 **Discussion** – Tolland Village Area proposed Zoning Regulation revisions concerning multi-family, hotels, and building heights. Ms. Farmer reported that she has not heard from the developer for the TVA in a while and she would like to get his input on how he sees the market developing. She did send him a copy of the proposed regulations. As of tomorrow, she will be away for nine days, but Heidi Samokar has been retained to be on call to fill in for her while she is gone.

Mr. Freeman said he received a call from Assistant Fire Chief Doug Racicot expressing some concerns about proposed building heights and the types of uses. Ms. Farmer explained that the proposed regulation change seeks to mitigate the mass of a potential hotel in the TVA and would also allow apartments, where they did not allow them before. The proposal increases the heights of apartments from 2-1/2 to 3 stories. She said current regulations allow up to 50' in height in the Business Park and up to 55' in the Gateway Design District (GDD) with four concurring votes.

Mr. Freeman asked Chief Littell if there were any fire department concerns with allowing a hotel in the TVA to be 45' with the ridge and apartments to a 35' maximum. Chief Littell said there are some big concerns with Section 2 of the Regulations, including the proposed ones for the TVA as well as the existing allowable heights in the Business Park and the GDD. He said when putting up a building, they have to plan for an adequate collapse zone and for a surrounding driveway all around the buildings. He said there needs to be an air of caution with creating regulations because when it comes to firefighting, you need to be able to get at a structure from all sides. He also said they need to take into account that fire suppression and rescues are a bucket truck operation. He is concerned about parking lot access and elevations.

Mr. Freeman asked if they had a hotel with a height of 40' to 45', would their fire apparatus reach the roof. Chief Littell said it would depend on the design and what side of the building they needed to approach from. He said a hotel would need a bucket truck. Mr. Freeman said he believes he understands Chief Littell's concerns about the ability to get equipment in and having a design that gives firefighters and apparatus access to upper floors. He said he would definitely want the Public Safety Office to be in the conversation if they eventually received an application. Chief Littell said it would also be helpful to find out the hotel chain if or when the time comes so he could do some research on how they have handled such issues at some of the hotel chain's other locations. Ms. Farmer agreed that Public Safety should be very involved in the site plan review.

Mr. Freeman asked Chief Littell if there was anything specific with the proposed regulations that would be a 'no-go' with his office. Chief Littell said he would just want to be sure that his office stays informed all along the way. Mr. Powell said this should be part of their standard operating procedure. Chief Littell noted that as our weather patterns are beginning to change more, that they need to also stay aware of changes to building construction such as planning for snow loads.

Ms. Farmer asked if the Commission will want to set a Public Hearing on the proposed regulation changes for the May 11, 2015 meeting. Chief Littell said he would like to have a little time to review the height requirements in the different zones, noting he has some concerns that the 55' height in the GDD may be too high. Mr. Hughes asked if they need to go forward right away as the developer is not rushing them either. Mr. Powell asked Chief Littell how big is a typical bucket truck apparatus. Chief Littell said a normal

bucket truck is 95' for a hotel. He said he is concerned that his office be able to keep up the level of services with any new development.

Mr. Freeman said he is not hearing any big reason not to proceed, just that it is very important to keep Public Safety in the process, including pre-meetings. Chief Littell asked that the Commission keep in mind that they have a number of 3-1/2 story homes that they cannot necessarily adequately protect right now. Mr. Freeman noted an important difference with a hotel or apartment development is that Public Safety will have a much greater opportunity to weigh in during a site plan review.

Andy Powell/John Hughes motion to set a public hearing on the proposed Zoning Regulation revisions concerning multi-family, hotels, and building heights in the Tolland Village Area for May 11, 2015. Motion was unanimously approved.

Ms. Farmer said she would ask Cindy Murdock in her office to get a copy of the draft regulations out to Chief Littell tomorrow.

6.3 **8-24 Referral** – Review and issue referral on proposed purchase of property at 688 Tolland Stage Road from Fred Bilow.

Ms. Farmer said the proposal to purchase the property is in part for access to the fields behind the Parker School. She said the Town has been considering this purchase for about a year and they have the funds to acquire the property from their Active Rec/Municipal Funds. The property is strategically located, and while no specific plans for the property have been proposed, acquiring the property could advance some of the Town's long-term goals. She said the purchase price would be \$155,000 and that Mr. Bilow has agreed to the sale and has signed off on a draft purchase contract.

Mr. Powell asked if the town does not yet have any specific plans for the property, why they should obtain it now. He said the town has other needs and doesn't see the purchase as a good investment. He acknowledged that it is not ultimately the PZC's decision. Ms. Farmer noted that if the PZC does not provide a positive referral, then the Town Council could only go forward with the purchase with a 2/3 vote of the Council.

Mr. Freeman said he sees the acquisition of the property as a valuable access opportunity and he could see potential for future use of the property. He noted that while they do have the funds for the purchase, that money cannot be used for just anything. It would be restricted to Active Rec/Municipal needs. He suggested they look at the property in relation to abutting properties and future needs and how it might be used. He said if nothing else, it might help with access to recreation fields.

John Hughes/Bruce Mayer motion to issue a positive 8-24 referral on the proposed purchase of property at 688 Tolland Stage Road from Fred Bilow. Motion was unanimously approved.

7. **Liaison Reports** – None.

8. **Town Staff Comments**

8.1 **Gulf Station** – 406 Merrow Road – Ms. Farmer reported that although Mr. Chaudry, owner of the Gulf Station, has filled out an application and paid a fee for a Special Permit to have rental vehicles and trailers on his property, he has yet to provide a site plan, and continues to operate without a permit. Ms. Farmer said a letter will be going out to him tomorrow requiring that he cease and desist this activity, and they will need to start enforcement if nothing is done by May 15. She said she has suggested he go to a landscape professional, particularly for guidance on how he should buffer the vehicles/trailers.

8.2 **Agricultural Use** – Review planned activity at 688 Crystal Lake Road – Ms. Farmer said the property is a 26-acre parcel out near Rolling Meadows which is owned by Joe Willis. She said the property had some erosion and sedimentation and wetlands crossing issues in the past and the area needs some controls. She said Mr. Willis has expressed an interest in creating an agricultural use on the site, and that she and Mr. Dwinells have been working with him to clean up the site. She said Mr. Willis had originally wanted to create some type of youth camp on the site, but there can be no camp there without a special approval. For now, staff is monitoring the site, but Ms. Farmer wanted to give the Commission a heads up that this may be coming before them in the future.

Ms. Farmer reported that she has been working with the new Recreation Director and with the Town's GIS person on a large map that delineates town pathways on it. She also noted that the Corridor Study will be going forward this summer. Mr. Freeman noted that the realignment of Goose and Rhodes Roads is not going to be fixed with this project and suggested that if the alignment is not solved, then they may want to look at handling the safe movement of traffic through this intersection with a traffic light.

9. **Communications and Petitions from Commission Members** – Mr. Powell briefly discussed the Travelways program which is being discussed by CRCOG. He said it is interesting to see the potential for eminent domain, and this is a concern for Tolland and other towns.

10. **Public Participation**: None.

11. **Adjournment**: Andy Powell/John Hughes motion to adjourn the meeting and pay the clerk at 9:00 p.m. Motion was unanimously approved.

Respectfully submitted,

Annie Gentile
Clerk