



John C. Littell
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MEMO

To: Planning & Zoning Commission
Re: Tolland Village Area Plan
Date: May 5, 2016

On May 23, 2011 I provided the Planning and Zoning commission with comments related to the Tolland Village Concept Plan. In terms of the proposed overall development comments made at that time apply to this proposed development. I will however reserve comment on the specific aspects of any development plan until such time one is submitted and properly reviewed. My comments at this time will be restricted to the proposed regulation changes primarily the additional height and width of the buildings.

1. With the addition of new residences and businesses calls for emergency services will undoubtedly increase. Until we see the actual mix of the proposed development, go through the first couple of years of working out flaws that generally occur in mechanical systems etc., we will not know the actual increased demands on the department. Past growth has placed huge demands and burdens on the Department, additional growth within the TVA, Gateway District and Technology Corridor will add to this burden. Historically the growth of the Department has not kept up with the growth of the Town and we are fortunate that our dedicated volunteers have continued to provide support to the community. In the future, discussions will have to be had as they have been for the last several years on the need for additional staff, equipment and apparatus. This is however just a natural transition that all public safety systems must go through in developing communities. We faced similar concerns in the early 2000's when Tolland was the fastest growing residential community in the State.
2. Increasing the number of units allowed by the change in the zoning regulations will impact the number of EMS and emergency calls from this area. Increasing the number of units from approximately 250 to 369 could result in an additional 350 people, figuring three people per unit. The impact of similar sized developments in the Towns of Manchester, Mansfield and West Hartford resulted in a significant increase in calls and more particularly an increase in EMS calls.

3. The additional units will result in additional inspections as currently required by the Connecticut State Fire Safety Code and as future updates to the Code are enacted.
4. Based on the height, whether it be four stories or five stories, to safely protect residents living in this area, access to an aerial platform apparatus is preferred. This type of apparatus will also provide a safer working environment as well as reduce fatigue of firefighting personnel mitigating an incident. While there are such units within the area that could be requested pursuant to our Mutual Aid protocols, having access to such equipment is not a viable solution as our Mutual Aid system is already strained due to demands within our partners' own communities. Based on this proposed development, the increased size of residential homes and planning for possible future growth we would renew our request, which we have made in past Capital Budgets, to add such an apparatus to our fleet. This type of apparatus could be economically purchased used and refurbished to our standards.

Best regards,

John C. Littell
Fire Chief
Director of Public Safety
Emergency Management Director