

Meeting Agenda



Planning Study for the Tolland Gateway/South Green Area Tolland, Connecticut

Monday, March 16, 2009 - 7:00 P.M.

Planning & Zoning Commission Meeting

- A. Confirm Goals and Objectives:** as paraphrased from August 2007 UConn Study:
Evaluate and define the best land uses and development patterns for the Tolland Gateway/South Green area while:
- Respecting the integrity of residential and historic areas
 - Providing commercial development that optimizes developability and marketability of the area
 - Provides safe streets for motorists, pedestrians and bicyclists
 - Incorporates park-like spaces and/or greenways
 - Enhances the gateway to the National Historic Register Tolland Green
 - Obtaining broad public support
 - Protecting important natural resources (especially surface and groundwater)
- B. Confirm Overall Vision:** Principles for the paraphrased from August 2007 UConn Study:
- Preserve the character in areas near the Historic District
 - Plan for more intense development in the “gateway area” adjacent to Interstate 84
 - Provide for transitional use and density between these areas
 - Establish and maintain buffers to adjacent residential development
 - Protect important natural resources
 - Provide guidelines so that development is consistent with New England village architecture
- C. Overview of CHA Team Process**
1. Prepare Opportunities and Constraints Plan
 2. Prepare Draft Development Strategies
 3. Prepare Strategic Plan of Project Area
 4. Conduct Design Workshop for Town Officials for a Key Block
 5. Prepare a Conceptual Plan of Development for the Key Block
 6. Draft Architectural Strategies for the “Key Block”
- D. Discuss Opportunities and Constraints**
- Desirable Physical Linkages
 - Property Ownership Issues
 - Environmental Issues or Concerns
 - Gateways/Buffers
- E. Discuss Available Tools to Achieve Goals, Objectives and Vision**
- New Urbanism/Traditional Neighborhood Development
 - Appropriate Scales and Densities
 - Form-Based Code (“Smart Code”)
 - “Complete Streets”
 - Successful Prototypes
- F. Other Topics**