

Town of Tolland, Connecticut

Plan of Conservation & Development – Zoning Implementation

POCD Recommendation Review:

Tolland Village Area Zone – Comparative Use Tables



January 20, 2021

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January 20, 2021

Andrew Powell, Chair
Planning & Zoning Commission
21 Tolland Green
Tolland, CT 06084

Re: TVA and GDD Comparative Uses

Dear Chairman Powell:

Per our last meeting and in preparation for the upcoming public forum to discuss the Tolland Village Area zone, I am providing the Commission with this comparison of uses in the Tolland Village Area (TVA) zone and Gateway Design District (GDD) zone. As you are aware, we have discussed multiple options as to how to proceed with the TVA zone. One of those options is to return the TVA to the GDD zone that existed in the area prior to the creation of the TVA. Another option discussed last month was to create a new TVA zoning district that would follow the conventional zoning approach—rather than the planned development approach of the TVA—utilized in the other commercial zoning districts. This approach could also be paired with Master Plan Overlay approach, or not, depending on how the Commission wishes to proceed.

As a result of our last discussion, you ask that I provide a comparison of the uses allow in both the TVA and GDD. Pages 2 and 3 provide the comparison of uses in the TVA and GDD as they are allowed in the Zoning Regulations today. Pages 4 and 5 provide the comparison of the uses in the TVA and GDD as they have been conceptualized through our work aimed at updating the uses in all of Tolland's commercial and industrial zones. I believe it is important to consider the conceptualized use as part of the comparison of the two zones. This will allow the Commission to consider the uses as they are today and how they may be amended in the foreseeable future.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donald J. Poland", written in a cursive style.

Donald J. Poland, PhD, AICP
Planning Consultant



Tolland Zoning Regulations – Table of Uses by District (In Effect Today)

Retail, Personal, & Professional Service Uses	TVA	GDD
Store or shop for the conduct of retail or personal service business, excluding drive-through service.	SP	SP
Bank or financial institution, excluding drive-through service.	SP	
Banks or financial institutions, including drive-through service (Section 16-7).		SP
Pharmacies, including drive-through service (Section 16-7).		SP
Pharmacy, including drive-through service (Section 16-7 and TVA Design Guidelines.)	SP	
Veterinary hospitals without outside animals.		SP
Adult-oriented businesses.		SP

Hospitality Uses	TVA	GDD
Restaurant, with or without liquor sales, excluding drive-through service	SP	SP
Restaurants, with or without liquor sales, including drive-through service (Section 16-7).		SP
Retail food/serving establishment, excluding drive-through service	SP	
Brewpub, micro-brewery, micro-distillery, or micro-winery	SP	SP
Hotel, bed and breakfast establishment (guest rooms are accessed through an internal corridor).	SP	
Hotels, motels, inns.		SP

Commercial Office Uses	TVA	GDD
Offices for business, medical or professional use.	SP	
General offices.		SP
Medical offices.		SP

Mixed-Uses	TVA	GDD
Mixed use of residential and the above listed Special Permit Uses provided total square footage of residential structure(s) shall not exceed 50% of total square footage of structure on the property.	SP	SP
Multi-Family – No first floor other than townhouse	SP	

Institutional, Public, & Recreational Uses	TVA	GDD
Art or music centers, museums, dance studios or similar uses (For profit only).		SP
Art or music centers, museums, dance studios, theaters or other cultural activities.	SP	
Club, community center, place of worship, municipal or other public and semipublic use.	SP	

Automotive Uses	TVA	GDD
Motor vehicle sales.		P
Motor vehicle repair.		P
Gasoline station/convenience store with limited food service (Article XVI. No seating or drive-through service permitted (except for fuel dispensing). Food service shall be subordinate and incidental to the gasoline station/convenience store use.		SP
Gasoline stations, (Section 16-3). (May not include motor vehicle sales or service except as permitted in Section 10-3).		SP
Parking lot or garage including a public parking lot serving off-premises uses.	SP	

Agriculture & Natural Resources	TVA	GDD
Excavation and/or removal of earth products; filling operations (Section 16-2).		SP



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Other Activities	TVA	GDD
All new buildings.		SP
Additions to existing commercial buildings up to 10% of the gross floor area.		P
All major site or building exterior renovations to the extent that less than 10% of the site will be modified or where less than 10% of the building exterior is structurally altered.		P
All building expansions of over 10% of the gross floor area of the existing building.		SP
All major site or building exterior renovations to the extent that more than 10% of the site will be modified or where more than 10% of the building exterior is structurally altered.		SP
All changes of use. The Town Planner may waive this requirement when the new use is similar and of equal, or of less intensity than the previous use.		SP



Table of Uses by District – Conceptually Proposed

Retail, Personal, & Professional Service Uses	TVA	GDD
Retail & Personal Service Establishment (excluding drive-through service)	P	P
Financial Institution	P	P
Drive-Thru Service – Pharmacy & Financial Institutions (Section 16-7)	P	P
Child & Adult Day-Care Centers, or Group Day-Care Homes.	---	P
Veterinary Hospital (without outdoor animals)	SP	P
Laundromat (public sewer required)	P	P
Car Wash (public sewer required)	---	SP
Roadside stand, regional.	---	P
Funeral Home	---	SP
Adult-Oriented Establishment	---	SP

Hospitality Uses	TVA	GDD
Restaurant (without liquor sales)	P	P
Restaurant (with liquor sales)	P	P
Drive-Thru Service – Fast & Fast-Casual (Section 16-7).	SP	SP
Outdoor Dining	P	P
Restaurant – Brewpub	P	P
Micro-Brewery, Micro-Distillery, or Micro-Winery	SP	SP
Hotel (internal access guest rooms)	SP	SP
Bed & Breakfast Establishment	SP	SP
Retail Food Service Establishment	SP	---
Catering Facilities	SP	P
Banquet Facilities	SP	P
Commercial/Shared Kitchen	P	SP
Food Trucks	SP	SP

Commercial Office Uses	TVA	GDD
Office (Professional & General)	P	P
Office (Medical)	SP	SP

Commercial Laboratory & R&D Uses	TVA	GDD
Training and/or Conference Center	SP	SP

Residential & Mixed-Use Developments	TVA	GDD
Mixed Use – Commercial & Residential	SP	P
Multi-Family Residential	SP	SP

Institutional, Public, & Recreational Uses	TVA	GDD
Cultural Institution, Art or Music Center, & Museum	P	P
Public & General Assembly	SP	SP
Places of Worship & Religious Institution	P	P
Utilities – Public/Private: Structures, Substation, or Office	SP	SP
Assisted Living Facility	---	SP
Club	SP	---



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Commercial Recreation Facilities	---	SP
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Automotive Uses	TVA	GDD
Motor Vehicle Sales (licensed by State)	---	SP
Motor Vehicle Repair (licensed by State)	---	SP
Gasoline Service Station & Convenience Store (Section 16-3)	SP	SP
Parking Facilities (public/private parking serving off-premises uses)	SP	---

Agriculture & Natural Resources	TVA	GDD
Agriculture, Nurseries, Forestry, Forest Management	P	P
Excavation and/or Removal of Earth Products; Filling Operations (Section 16-2).	---	SP
Excavation – Pre-Development Site Grading	SP	SP