

**Agenda**  
**Tolland Planning & Zoning Commission**  
21 Tolland Green, Tolland, Connecticut  
Monday, November 27, 2023 at 7:00 p.m., 6<sup>th</sup> floor – Council Chambers

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Election of Officers**
4. **Seating of Alternate(s)**
5. **Additions to Agenda**
6. **Public Comment** - Any person wishing to ask a question, make a comment or put forward a suggestion for any item or matter other than a public hearing item.
7. **Public Hearing(s)**
8. **Old Business**
9. **New Business**
  - 9.1. TCZ Discussion
  - 9.2. Approve 2024 Meeting Schedule
  - 9.3. **PZC #23-15 – 131 Merrow Road** – Request for a Special Permit Modification to allow a minor change in the building footprint with a new architectural style and minor site adjustments. Zone: Gateway Design District (GDD) Applicant: Elements Car Wash. *Receive and set Public Hearing for Monday, December 11, 2023.*
10. **Reports**
  - 10.1. Town Council Liaison
  - 10.2. Economic Development Liaison
  - 10.3. Capitol Region Council of Governments
  - 10.4. Zoning Enforcement Report
  - 10.5. Planning Update
11. **Other Business**
12. **Correspondence**
13. **Public Participation**
14. **Approval of Minutes** – October 30, 2023 Regular Meeting
15. **Adjournment**

To join the Zoom meeting, either click:

<https://us06web.zoom.us/j/4325402030?pwd=NG43ZHcyOXBQOGJldzZVTmQxNmhZZz09>

**One tap mobile:** +13017158592,,4325402030#,,, \*444555#

**Or call:** 1-646-876-9923 and input:

Meeting ID: 432 540 2030

Passcode: 444555

All public business will be conducted by 11:00 p.m. unless waived by a vote of the Commission.  
Any party needing an accommodation contact the Planning & Development Department at (860) 871-3601.  
*The Town of Tolland is an Affirmative Action/Equal Opportunity Employer.*



TOWN of TOLLAND/ 21 Tolland Green, Tolland, Connecticut 06084

## MEMO

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**TO:** Planning and Zoning Commission

**FROM:** David Corcoran, AICP, Director of Planning & Development

**DATE:** November 20, 2023

**RE:** Technology Campus Zone

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The Planning and Zoning Commission is in the process of revising the Technology Campus Zone (TCZ), based on outcomes identified in the 2019 POCD and further reflected in discussions with prospective developers and applicants who own property in or are interested in re-locating to the TCZ.

The Technology Campus Zone was originally formed in 2013 following studies which indicated Tolland would be well-positioned to absorb growth in the technology and industrial sectors from expansion at the University of Connecticut. The intention of this zone was to spur large-scale redevelopment of the area under the guise of a unified Technology Campus with the following principles:

1. Emulate a campus form with multiple buildings sharing parking and other amenities
2. Encourage coordinated development between property owners
3. Protect natural resources
4. Promote sustainable design
5. Provide pedestrian connections and pathways

Since 2013, the Town has seen no new development in the Technology Campus Zone. The TCZ contains much of the Town's remained undeveloped or underdeveloped land which has easy access to water and sewer infrastructure. In the 2019 Plan of Conservation and Development, the Town identified that it should:

“...modify / re-adapt its approaches to the TVA and TCZ based on the experiences of the last decade and input during the update of this Plan. Given the need for and market for multi-family housing, the Town should determine if the TCZ might be ripe for mixed uses. For this zone, the Commission could update regulations to allow a flexible Master Plan approach to commercial, industrial, and mixed-use development. Such modification should focus on creating flexibility for development and quality of site design and architecture.”

In 2021, the Planning and Zoning Commission adopted a “Master Plan Overlay Zone” to allow for increased development in the TCZ. The Master Plan Overlay Zone (MPOZ) allows for a larger-scale developer to create a floating zone within the TCZ with its own set of allowable uses and dimensional requirements, allowing for expedited land use approvals after a conceptual design is approved by the Planning and Zoning Commission. While no developers have taken advantage of this yet, it appears to be a viable tool to support larger scale development. However, this does not support smaller-scale development or occupancy in

existing structures within the TCZ, as the allowable land uses in the TCZ without entering the MPOZ process remain limited to technology and industrial-related uses.

Following public participation on October 16, 2023 and further discussion on October 30, 2023, the Commission identified some possible changes to the allowable uses and tentatively decided to rename the Technology Campus Zone to the "Tolland Commercial Zone." The attached documents show a second draft of proposed changes to the TCZ to align with the intent to encourage economic development in the zone. The intent of this meeting is to solicit additional public input prior to setting a formal public hearing.

If the Commission wishes to move forward with minor additional revisions, a public hearing could be set tonight for December 11<sup>th</sup> or January 8<sup>th</sup>.

## Article 11: Tolland Commercial Zone~~Technology Campus Zone~~ (TCZ)

### Section 11-1. Purpose

The purpose of the ~~Technology Campus Zone~~Tolland Commercial Zone (TCZ) is to ~~position Tolland to benefit from economic activities anticipated at the planned University of Connecticut Technology Park. This zone allows uses that support or complement the Technology Park in a manner that fits with Tolland's character and is consistent with the Plan of Conservation and Development.~~attract economic development into the community.

New development in the TCZ should:

- A. ~~Emulate a campus form with multiple buildings sharing parking and other amenities and buildings generally facing internal drives and roads.~~Promote medium and large scale commercial and light industrial development with design standards to ensure consistency with the general architectural forms of the Town.
- B. Result in a minimal number of driveways on Merrow Road through access management and the use of shared driveways and parking areas.
- C. Encourage property owners to coordinate development.
- D. Protect important natural resources, especially surface and groundwater.
- E. Promote sustainable design, high performance buildings and "green" technology.
- F. Provide pedestrian connections and pathways within and between properties.
- ~~F.—G.~~ Promotes economic development that benefits from the zone's proximity to the University of Connecticut.
- ~~G.—Promote economic development that complements the UCONN Technology Park and technology corridor.~~
- H. Protect air quality and; water quality, ~~and the overall character~~ of Merrow Road and neighboring areas.

### Section 11-2. Uses

The allowable uses for this zoning district are designated in Article 14, Commercial and Industrial Uses, Section 14-2. Table of Allowable Uses. Existing uses or structures in the TCZ that are conforming as of

June 30, 2013 shall be considered conforming uses and structures after June 30, 2013 and may have extensions, alterations or changes provided no other zoning regulations are violated.

### Section 11-3. Special Permit Standards

In addition to the standards for approval for Special Permits contained in Section 20-8, the Commission shall consider the following:

- A. Site layout, placement and height of buildings, landscaping or retention of existing vegetation to mitigate visual impacts as viewed from Merrow Road and Rhodes Road.
- B. Curb cuts along Merrow Road that are the minimum necessary to provide adequate access to the site.
- C. Site layout ~~emulates a campus-style setting to the degree feasible with~~ promotes shared amenities, shared parking and interconnections using sidewalks or pathways.

### Section 11-4. Requirements

#### A. Dimensional Requirements

1. Minimum lot area for newly-created lots: 5 (five) acres. Lot area may be reduced to 2 (two) acres by Special Permit provided a plan showing the potential for integrated development with proposed and potential building sites and multi-modal connectivity has been approved.
2. Minimum lot frontage for newly-created lots: 200 feet. Frontage of two or more lots which share a single driveway entrance and single driveway exit to a public street may be computed as a single frontage.
3. Minimum front yard setback: 50 feet. The setback for frontage along a public road built after the effective date of these regulations and along private roads may be reduced if the applicant demonstrates a lesser setback better accomplishes the purpose of this zone.
4. Minimum rear yard setback: 35 feet. The Commission may reduce this if rear yard wholly abuts property located in the TCZ.
5. Minimum side yard setback: 35 feet. The Commission may reduce this if side yard wholly abuts property located in the TCZ.
- 5-6. Maximum building size: 50,000 square feet. The Commission may approve a larger building by special permit.
- 6-7. Maximum building height: two and a half (2.5) stories or 38 feet, whichever is greater.  
Three (3) stories may be approved under the following conditions:

- a. The building's visibility from Merrow Road and from adjacent residential zones is sufficiently buffered by vegetation or topography so that it is no more visible than a two story building and,
- b. The building is set back a minimum of 300 feet from the property line along Merrow Road.

~~7.~~ 8. Maximum lot coverage: 50 percent. The Commission may approve up to 60% impervious coverage in instances when special attention has been given to utilizing landscape areas for low impact development stormwater treatment and/or green roof technology.

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**B. BuffersSiting**

1. Depending on the overall site design, and where otherwise practicable, buildings should be sited toward the front of the lot and should maintain a pleasing spatial relationship with other buildings and public and interior-access roadways.

2. Structures should be sited in small groups wherever feasible.

3. The use of additive massing (the bulk of the building is broken into smaller sections and horizontally offset) to provide visual interest is desired.

4. All effort should be made to preserve and enhance historic structures, unique landforms, rock outcrops, stone walls, vegetation, views, etc. and incorporate them into site design.

5. Driveway access points shall be landscaped and buffered from view from residential zones as much as possible while maintaining safe sight lines.

6. The design of the storm water treatment system shall contain strategies associated with low impact development to the maximum extent possible (MEP) as outlined in the Town of Tolland Design Manual. This provision shall also apply to improvements or redevelopment of existing commercial sites. If stormwater detention/retention basins are necessary, provisions shall be made for shared structures and shared maintenance to the maximum extent feasible.

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~~1.~~ The development of the site shall conserve as much of the existing vegetation as possible. Vegetation in setback areas may be removed only as part of an approved Special Permit and Site Plan.

~~2.~~ Driveway access points shall be landscaped and buffered from view from residential zones as much as possible while maintaining safe sight lines.

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**C. Access and Circulation**

1. Access management will be required on all sites, in order to reduce the number of driveway cuts onto adjacent roads and mitigate the deterioration of traffic flow generally caused by driveways on public roads. Access management techniques will include shared driveways (or provisions for future shared driveways for the first site in the area) or interconnected driveways.
2. Use shared parking with abutting properties wherever feasible.
3. Provide safe, convenient pedestrian circulation, which also provides access to off-site sidewalks, trails, parks and other public places.

**D. Parking**

1. Parking requirements shall be in accordance with the provisions of Section 19-1.
2. Parking areas shall not be located within the front yard setback.
3. Locate large parking areas at the side or rear of building where practical with landscaping designed to create visual assets.

**E. Architectural Guidelines**

The purpose of these architectural guidelines is to provide insight regarding Tolland's design objectives, to encourage aesthetically pleasing commercial and light industrial structures, to reduce massive scale and uniform impersonal appearance, and to provide visual interest for newly-constructed buildings.

1. Facades.

- a. No uninterrupted length of any facade shall exceed 100 feet and shall incorporate wall plane projections or recesses.
- b. The ground floor facade facing a public street should incorporate display windows, awnings or other such features to create visual interest.
- c. Windows should be recessed and should include visually prominent sills, shutters or other such forms of framing.
- d. All building facades that are visible from a public street should be attractively designed with windows and other architectural elements so that no visible elevations looks like the back of a building.

2. Roofs.

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- a. Variations in roof lines should be used to add interest and complement the character of the Town.
- b. Rooftop equipment such as HVAC units shall be screened from public view with parapets featuring three dimensional cornice treatments.
- 3. Materials, colors and detail features.
  - a. Building facades should include a repeating pattern including color, texture or change of materials.
  - b. Predominant exterior building materials should be high quality materials such as brick, wood, sandstone and other native stone or tinted textured, concrete masonry units.
  - c. Facade colors should be low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors is discouraged.
  - d. Predominant exterior building materials should not include smooth-faced concrete block or pre-fabricated steel panels.
- 4. Use creative landscaping design, with plantings of sufficient size and quantity to clearly enhance the site.

3.

**E-F. Other Requirements**

1. All businesses shall conform to the environmental and performance standards in Section 19-7 of these regulations.
2. High performance water systems and fixtures designed to eliminate unnecessary use, including outside use of water shall be utilized, including grey water systems.
3. Uses shall be located entirely within enclosed structures, except for approved outdoor recreation areas and docking areas necessary for receipt of supply deliveries.
4. Stormwater management shall comply with goals and standards in the Tolland Low Impact Development Design Manual.

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## Article 14: Commercial and Industrial Uses

### Section 14-1 Allowable Uses

The table in Section 14-2 identifies those uses permitted within each of the commercial and industrial zoning district. All commercial and industrial uses, developments, and new construction, except as explicitly stated otherwise, require site plan approval by the Commission. Any use not expressly permitted by these Regulations shall be prohibited unless the Commission, upon request by an applicant, makes a determination of similar use (that the use is similar to uses permitted in the zone). In addition, the Commission retains the right to determine if any use meets the intent of the regulations.

### Section 14-2 Table of Uses

P = Permitted – Site Plan	SP = Special Permit	--- = Prohibited
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Retail, Personal, & Professional Service Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ -TCZ	CIZ-A	CIZ-B	TBP
Retail & Service Establishment	P	P	P	P	P	<del>SPP</del>	P	P	P	---
Retail & Service Establishments – Over 20,000 sf.	SP	---	---	SP	P	<del>SPP</del>	P	P	P	---
Financial Institution	P	P	P	P	P	<del>SPP</del>	P	P	P	---
Drive-Thru Service – Pharmacy & Financial Institutions	P	P	P	P	P	<del>P</del>	P	P	P	---
Child & Adult Day-Care Centers, or Group Day-Care Homes.	---	P	P	P	P	P	P	SP	SP	---
Veterinary Hospital (without outdoor animals)	SP	P	P	P	P	<del>P</del>	P	P	P	P
Veterinary Hospital, Commercial Kennels & Stables (5-acre min.)	---	---	---	P	---	---	SP	---	---	---
Laundromat (public sewer required)	P	P	P	P	P	P	P	P	P	---
Self-Storage Facility	---	P	P	P	---	---	SP	P	P	---
Roadside stand, regional.	---	P	P	P	P	---	P	P	P	---
Funeral Home	---	SP	SP	SP	SP	---	SP	---	---	---
Adult-Oriented Establishment	---	---	---	---	SP	---	---	---	---	---

Hospitality Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Restaurant (without liquor sales)	P	P	P	P	P	<del>SPP</del>	P	P	P	P
Restaurant (with liquor sales)	P	SP	SP	SP	P	<del>SPP</del>	P	P	P	P
Drive-Thru Service – Fast Food & Fast-Casual	SP <sup>1</sup>	---	---	SP	SP	---	P	SP	---	---
Restaurant – Brewpub (public sewer required)	P	---	---	---	P	<del>P</del>	P	SP	---	SP
Micro-Brewery, Micro-Distillery, or Micro-Winery (public sewer required)	SP	---	---	SP	SP	<del>P</del>	P	SP	---	P
Brewery, Distillery, or Winery (public sewer required)	---	---	---	---	---	<del>P</del>	<del>P</del>	SP	---	P
Hotel (internal access guest rooms)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Bed & Breakfast Establishment	P	P	P	P	SP	<del>SP</del>	<del>SP</del>	P	P	---
Retail Food Service Establishment	P	P	P	P	P	<del>P</del>	P	P	P	---
Catering Facilities	SP	P	P	P	SP	<del>P</del>	P	---	P	P
Banquet Facilities	SP	SP	SP	SP	SP	<del>P</del>	P	---	---	SP
Commercial/Shared Kitchen	P	P	P	P	P	<del>P</del>	P	---	P	P

<sup>1</sup>Drive-Thru Service is only allowed by Special Permit in the TVA-GD provided that such facility is in accordance with Section 16-5 of the Zoning Regulations and further provided that such restaurant exists at its current location as of October 19, 2020 or when included as part of a Master Plan Overlay Zone application.

Commercial Office Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Office (Professional & General)	P	P	P	P	P	P	P	P	P	P
Office (Medical)	SP	SP	SP	SP	SP	<del>SPP</del>	P	P	P	SP

Commercial Laboratory & R&D Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Medical, Dental, & Optical Laboratory	---	---	---	---	---	P	P	P	P	P
Laboratory (Research, Experimental, & Development)	---	---	---	---	---	P	P	P	P	P
Technology or Computer-Based Facilities (Data Processing Center)	--	---	---	---	---	P	P	P	P	P
Manufacturing (Biotechnology, Medical, & Pharmaceutical)	---	---	---	---	---	<del>SPP</del>	<del>SPP</del>	SP	SP	SP
Educational, Scientific, & Research Activity	---	---	---	---	---	P	P	P	P	P
Training and/or Conference Center	SP	SP	SP	SP	SP	<del>SPP</del>	P	SP	SP	SP
Licensed Cannabis Retailer and Hybrid Retailer	P	P	P	P	P	SP	P	P	P	---
Licensed Cannabis Micro-Cultivator Facilities	---	---	---	---	---	SP	SP	SP	SP	SP
Licensed Cannabis Cultivator Facilities	---	---	---	---	---	SP	SP	SP	SP	SP
Licensed Medical Marijuana – Dispensary	P	P	P	P	P	SP	P	P	P	---
Licensed Medical Marijuana Production Facility	---	---	---	---	---	SP	SP	SP	SP	SP

Residential & Mixed-Use Developments	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Single-Family Residential	---	---	---	SP	---	---	---	---	---	---
Mixed Use – Residential	SP	SP	SP	SP	SP	SP	SP	---	SP	---
Multi-Family Residential	SP	SP	SP	SP	SP	---	SP	---	---	---

Institutional, Public, & Recreational Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
Cultural Institution, Art or Music Center, & Museum	P	P	P	P	P	---	---	P	P	---
Public & General Assembly	SP	SP	SP	SP	SP		---	---	---	---
Places of Worship & Religious Institution	P	P	P	P	P	P	P	P	P	SP
Utilities – Public/Private: Structures, Substation, or Office	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
School – Private	---	---	---	P	---	SP	P	SP	SP	---
Hospital, Nursing or Convalescent Facility	---	---	---	P	---	---	---	---	---	---
Assisted Living Facility	---	SP	---	---	SP	---	---	---	---	---
Club	SP	---	---	---	---	---	---	P	P	---
Commercial Recreation Facilities	---	SP	SP	SP	SP	<del>-P</del>	<del>-P</del>	SP	SP	SP

<b>Automotive Uses</b>	<b>TVA-GD</b>	<b>NCZ-G</b>	<b>NCZ-T</b>	<b>CCZ</b>	<b>GDD</b>	<b>TCZ</b>	<b>MPOZ-TCZ</b>	<b>CIZ-A</b>	<b>CIZ-B</b>	<b>TBP</b>
Motor Vehicle Sales (licensed by State)	---	---	SP	---	SP	---	---	SP	SP	---
Trailer & Recreational Vehicles Sales	---	---	SP	SP	---	---	---	SP	SP	---
Motor Vehicle Repair (licensed by State)	---	---	SP	SP	P	---	---	SP	SP	---
Gasoline Station & Convenience Store	SP	---	SP	---	SP	---	---	SP	SP	---
Gasoline Station/Convenience Store – Drive Thru	---	---	---	---	SP	---	---	---	---	---
Car Wash	---	---	---	---	SP	---	---	SP	SP	---
Parking Facilities (public/private parking serving off-premises)	SP	---	---	---	---	---	---	---	---	---

<b>Agriculture &amp; Natural Resources</b>	<b>TVA-GD</b>	<b>NCZ-G</b>	<b>NCZ-T</b>	<b>CCZ</b>	<b>GDD</b>	<b>TCZ</b>	<b>MPOZ-TCZ</b>	<b>CIZ-A</b>	<b>CIZ-B</b>	<b>TBP</b>
Agriculture, Nurseries, Forestry, Forest Management *	P	P	P	P	P	P	P	P	P	P
Excavation and/or Removal of Earth Products; Filling Operations	---	---	---	---	SP	---	---	SP	SP	---
Excavation – Pre-Development Site Grading	SP	---	---	---	SP	SP	SP	SP	SP	SP
Solar Array – Ground Mounted as a principal use	---	---	---	---	---	---	---	SP	SP	SP


\*No Site Plan required to conduct Agriculture, Nurseries, Forestry or Forest Management

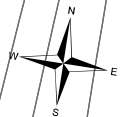
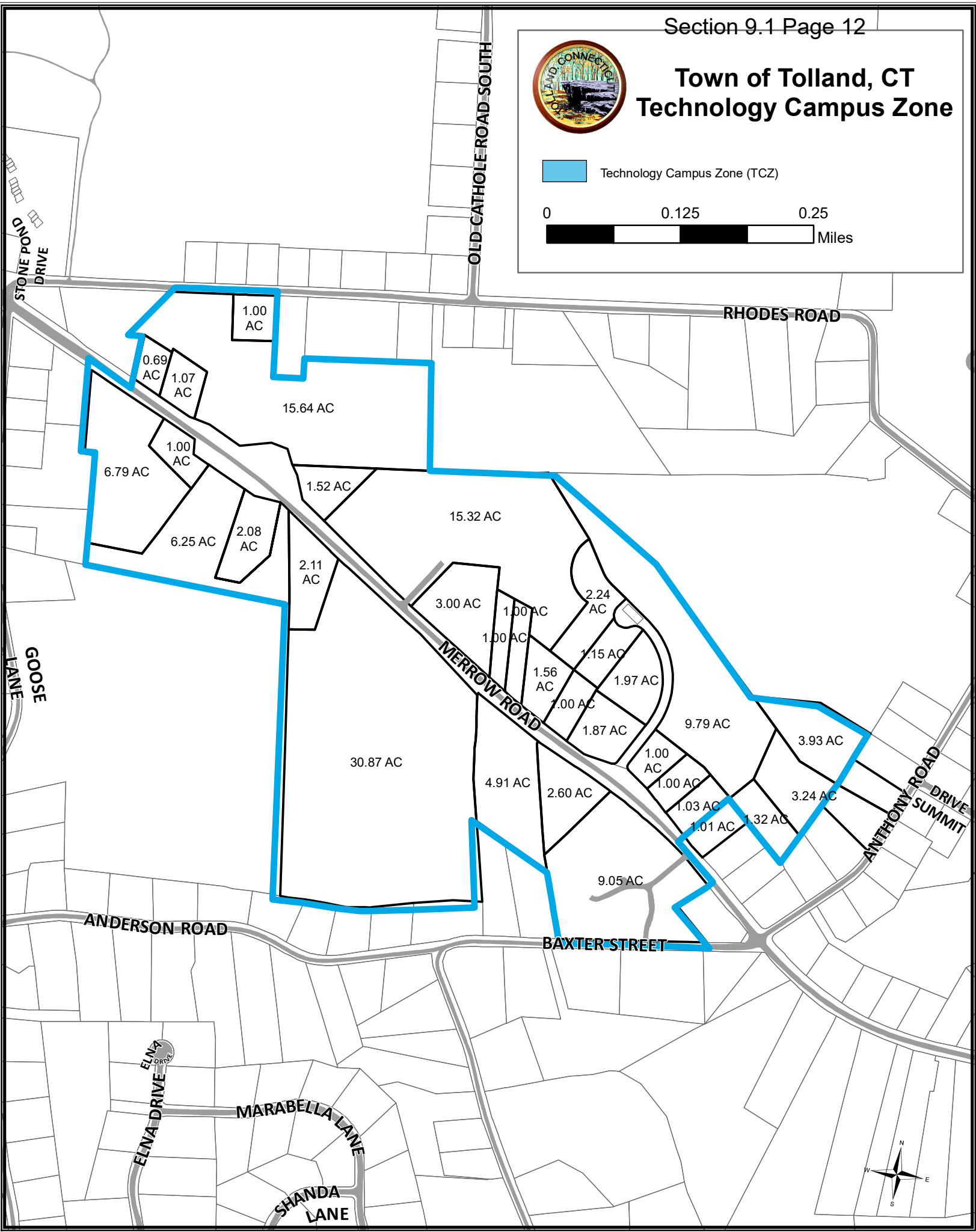
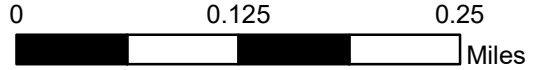
<b>Industrial &amp; Manufacturing Uses</b>	<b>TVA-GD</b>	<b>NCZ-G</b>	<b>NCZ-T</b>	<b>CCZ</b>	<b>GDD</b>	<b>TCZ</b>	<b>MPOZ-TCZ</b>	<b>CIZ-A</b>	<b>CIZ-B</b>	<b>TBP</b>
Manufacturing	---	---	---	---	---	<del>P</del>	<del>P</del>	P	P	P
Wholesaling, Warehousing, or Storage	---	---	---	---	---	<del>SP</del>	<del>SP</del>	SP	SP	P
Distribution Center	---	---	---	---	---	---	---	SP	SP	SP
Transportation Facility	---	---	---	---	---	---	---	P	P	---
Printing, Lithography, Photocopy/Graphic Arts Services; Publishing.	---	---	---	---	---	<del>P</del>	<del>P</del>	SP	SP	P
Heavy Equipment – Repair or Restoration	---	---	---	---	---	---	---	---	---	SP
Building Supply – <del>Contractors</del>	---	---	---	---	---	<del>P</del>	<del>P</del>	SP	SP	SP
<del>Building Supply – Public Wholesale</del>	<del>---</del>	<del>---</del>	<del>---</del>	<del>---</del>	<del>---</del>	<del>---</del>	<del>---</del>	<del>SP</del>	<del>SP</del>	<del>SP</del>
Contractor's Materials, Supplies, Equipment, Service, & Storage.	---	---	---	---	---	---	---	SP	SP	SP

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# Town of Tolland, CT Technology Campus Zone

 Technology Campus Zone (TCZ)





TOWN of TOLLAND/ 21 Tolland Green, Tolland Connecticut 06084

November 15, 2023

Name  
Address 1  
Address 2  
Address 3

**Re: Changes to the Technology Campus Zone**

The Town of Tolland Planning and Zoning Commission is considering updates to the Technology Campus Zone (TCZ). You are receiving this letter because you own or rent property in the TCZ (as shown on the attached map).

At the October 16, 2023 Planning and Zoning Commission meeting we heard from several stakeholders and worked to develop draft regulations to better support businesses, landowners, and developers within this zone. The proposed changes are attached to this letter.

The Technology Campus Zone was originally formed in 2013 following studies which indicated Tolland would be well-positioned to absorb growth in the technology and industrial sectors from expansion at the University of Connecticut. The intention of this zone is to spur large-scale redevelopment of the area as part of a unified Technology Campus with the following principles:

- 1. Emulate a campus form with multiple buildings sharing parking and other amenities
- 2. Encourage coordinated development between property owners
- 3. Protect natural resources
- 4. Promote sustainable design
- 5. Provide pedestrian connections and pathways

Since 2013, the Town has seen little new development in the Technology Campus Zone. The TCZ contains much of the Town’s remained undeveloped or underdeveloped land which has easy access to water and sewer infrastructure. In the Town’s 2019 Plan of Conservation and Development, the Town identified that it should “...modify / re-adapt its approaches to the TVA and TCZ based on the experiences of the last decade and input during the update of this Plan.”

**We would like to invite you to attend the November 27, 2023 Planning and Zoning Commission meeting to provide your input on the draft regulations.** The meeting will be held at Tolland Town Hall, 21 Tolland Green, Tolland CT 06084 at 7:00 PM in the Town Council Chambers.

If you have any questions or would prefer to provide written feedback, please contact David Corcoran, Director of Planning and Development, at (860) 871-3601 or [dcorcoran@tollandct.gov](mailto:dcorcoran@tollandct.gov).

We look forward to hearing from you.

Sincerely,

The Tolland Planning and Zoning Commission

**2024  
Tolland Planning & Zoning Commission  
Regular Meeting Schedule**

January	8	July	8
January	22	July	22
February	12	August	12
February	26	August	26
March	11	September	9
March	25	September	23
April	8	October	21*
April	22	October	28
May	13	November	18*
May	No Meeting	November	No Meeting
June	10	December	9
June	24	December	23

The Planning & Zoning Commission meetings will be held at 7:00 p.m. on the 2<sup>nd</sup> & 4<sup>th</sup> Mondays of each month and will remain hybrid (via Zoom and in Person). If you are attending in person the meeting will be held in the 6<sup>th</sup> level Council Chambers of the Hicks Memorial Municipal Center at 21 Tolland Green, unless otherwise posted.

Any party needing an accommodation should contact the Planning Department at  
860-871-3601.

Check the Town website for meeting cancellations or special meetings.

\*Meeting is not held on the 2<sup>nd</sup> or 4<sup>th</sup> Monday of the month.



**TOWN OF TOLLAND  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SITE PLAN OR SPECIAL PERMIT APPROVAL**

PZC # 23-15

What are you applying for? (check one):

Site Plan (new)

Special Permit (new)\*

Site Plan Modification

Special Permit Modification\*

*\*Most special permit applications require submittal of a site plan, with no additional fee for site plan required.*

Property Information	
Property Address:	131 Merrow Road
Property Owner:	Marilee, Lucy & Jean Beebe 90 Rhodes Road, Tolland
Zone: <u>GDD</u>	Map/Block/Lot: <u>28/A/001.01</u>

Applicant Information	
Applicant Name:	Elements Car Wash - Valerie Rogers
Mailing Address:	23 Clover Springs Drive, Willington 06279
Phone Number:	860-881-5612
Email Address:	Val@4elementscarwash.com

Applicable Section of the Zoning Regulations which pertains to the proposed activity:
10-3.B (Section 14-2 Table of Uses-Car Wash)

Describe proposed buildings, site work, and use:
A Special Permit was approved on August 26, 2019 (Section 10-3.C.24) to allow a car wash that will be connected to the public sewer and Site Plan dated April 24, 2019 with revisions to July 18, 2019.
At this time the applicant is proposing a Modification to the Approved Special Permit/Site Plan to allow a minor change to the building footprint with a new architectural style and minor site adjustments due to the revised building.



Please submit the following with this form:

1. The fee must be submitted to be considered a complete application.
2. 7 paper copies and a pdf of the full plans, including all items required on the plans pursuant to Zoning Regulations.
3. The check list contained in Section 20-10 of the Zoning Regulations with an explanation of any submittal requirements for which the applicant seeks a waiver.

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: Marilee Beebe Date: 11/21/23  
 Property Owner Signature\*: Marilee Beebe Date: 11/21/23  
Digitally signed by Marilee Beebe  
 DN: cn=Marilee Beebe, c=US,  
 email=Beebe.Marilee@gmail.com  
 Date: 2023.11.21 08:38:03 -05'00'

\*Or submit signed letter authorizing applicant to submit application on property owner's behalf.

OFFICE USE ONLY

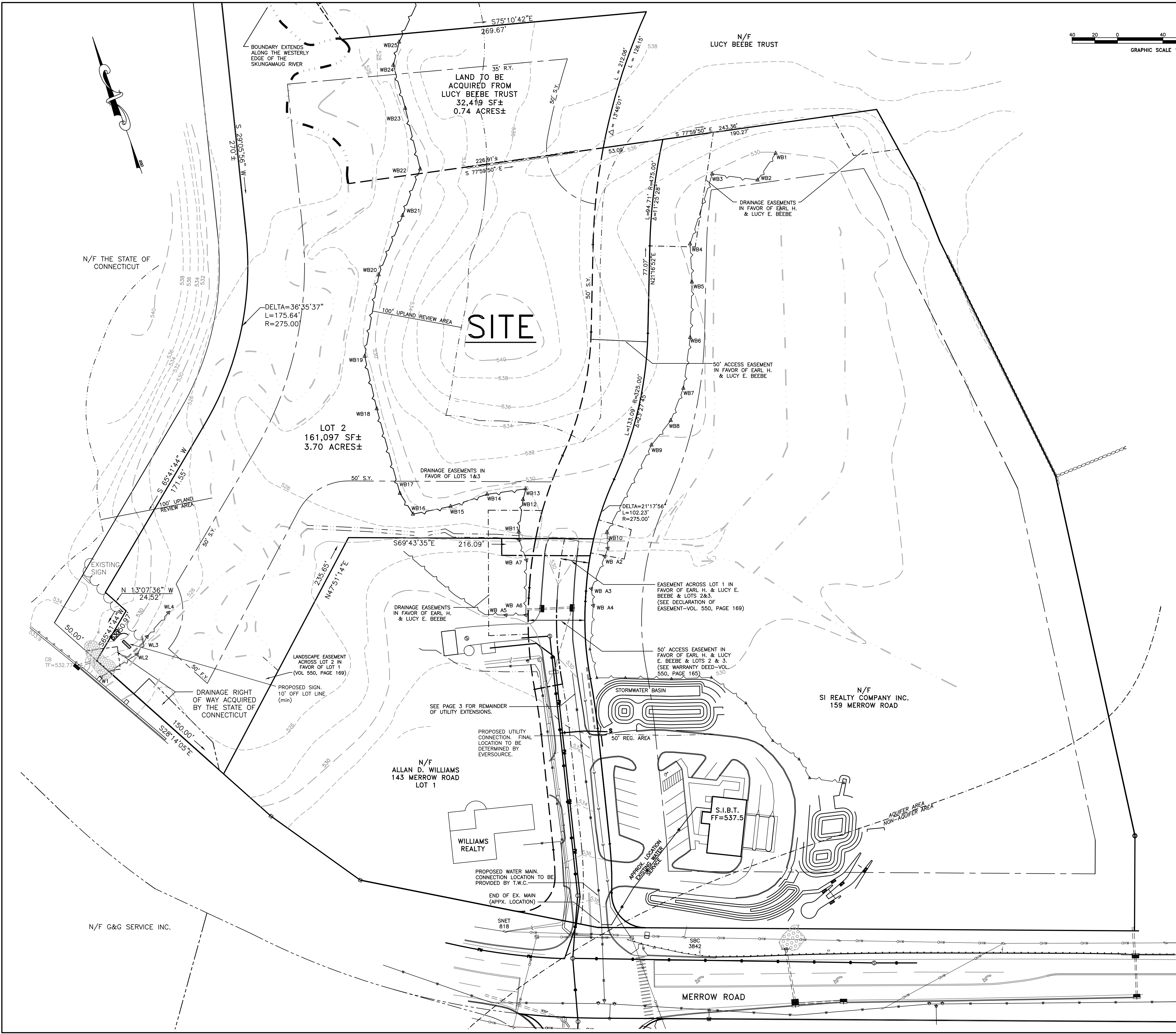
P&Z # \_\_\_\_\_

Administration	
Town Fee:	\$ 150.00
State DEEP Fee:	\$ 60.00
Engineering Rev Fee:	
Form of Payment:	Check
Date Submitted:	11/21/23
Date of Receipt:	
Legal Notice Dates:	
Date of Decision:	
Legal Notice of Decision:	
Extensions: (if any)	

Stamp:  
 RECEIVED  
 NOV 21 2023  
 BY: Cme

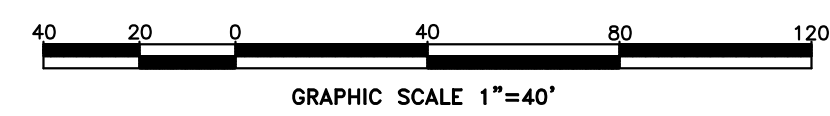
Description:



LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- EXISTING IRON PIN/PIPE
- EXISTING CONTOUR
- EXISTING ELEVATION
- SOILS LINE
- INLAND WETLAND
- STONE WALL
- TEST HOLE
- EXISTING CATCH BASIN
- EXISTING DRAINAGE
- EXISTING GRAVITY SEWER
- EXISTING SEWER FORCE MAIN
- EXISTING WATER / SHUT-OFF
- EXISTING UNDERGROUND TELECOMM.
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- PROPOSED SILTFENCE
- PROPOSED CONTOUR



THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

*Richard Zulick*  
RICHARD ZULICK C.S.S.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Kenneth R. Peterson*  
KENNETH R. PETERSON L.S. 10839 REGISTRATION NO.

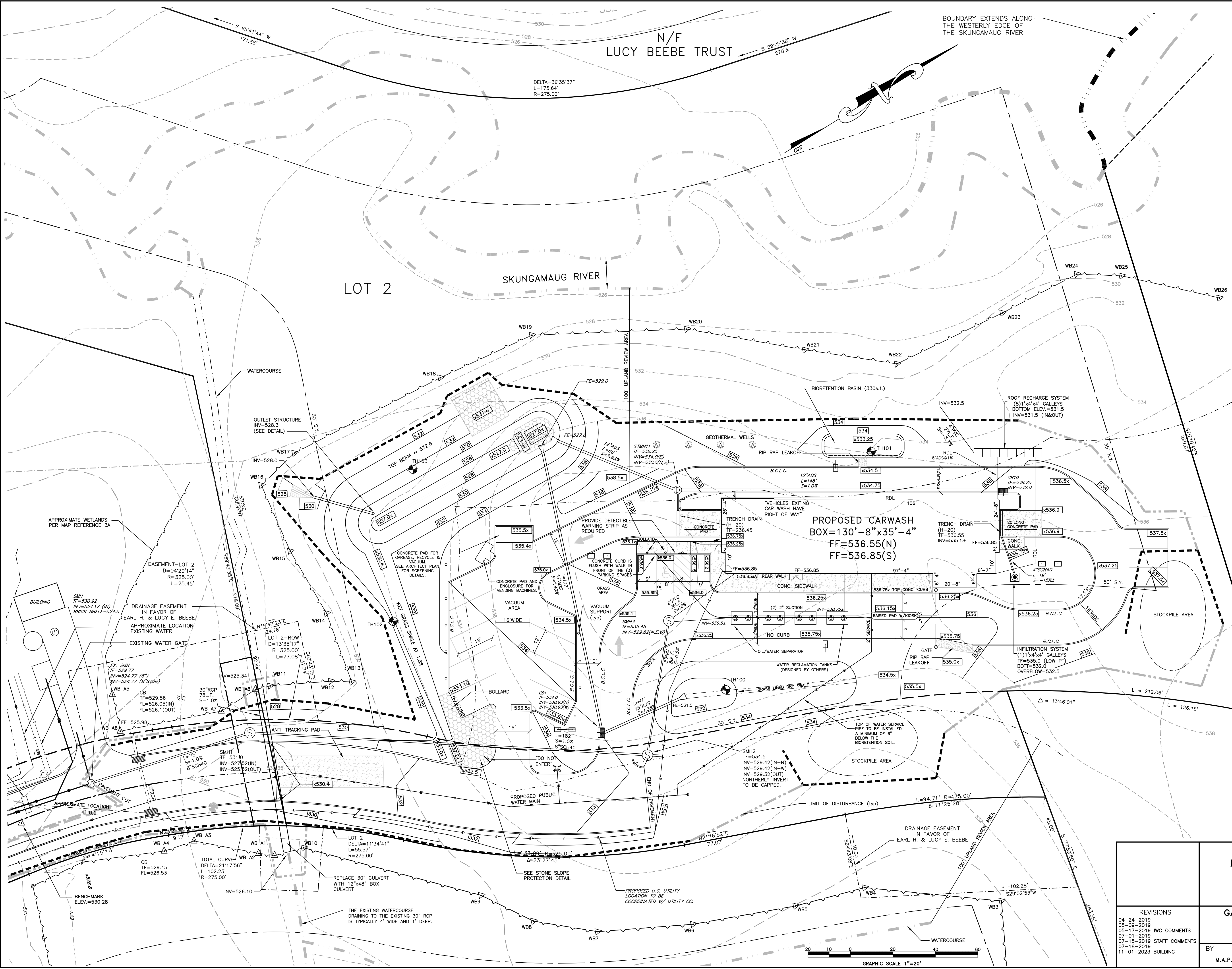
**EXISTING CONDITION/BOUNDARY PLAN**

**PROPOSED UTILITIES & SIGN**  
PREPARED FOR SCOT & VALERIE ROGERS  
**ELEMENTS CAR WASH**  
131 MERROW ROAD  
TOLLAND, CONNECTICUT

**GARDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT  
PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS
04-24-2019
05-09-2019
05-17-2019 IWC COMMENTS
07-01-2019
07-15-2019 STAFF COMMENTS
07-18-2019
11-01-2023 BUILDING

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=40'	04-01-2019	2 OF 5	8172 R



**LEGEND**

PROPERTY BOUNDARY	---
BUILDING SETBACK	---
EXISTING EASEMENT	---
EXISTING IRON PIN/PIPE	○
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
EXISTING ELEVATION	x529.8
PROPOSED ELEVATION	x533.8
SOILS LINE	---
INLAND WETLAND	---
TREE LINE	---
STONE WALL	---
TEST HOLE	○
EXISTING DRAINAGE	---
EXISTING CATCH BASIN	---
EXISTING GRAVITY SEWER	---
EXISTING SEWER FORCE MAIN	---
EXISTING WATER / SHUT-OFF	---
EXISTING UNDERGROUND ELECTROM.	---
EXISTING UNDERGROUND TELECOM.	---
EXISTING OVERHEAD WIRES	---
EXISTING UTILITY POLE	---
PROPOSED LIGHT	---
PROPOSED LIMIT OF DISTURBANCE	---
PROPOSED SILT FENCE & L.O.D.	---
RDL - ROOF DRAIN LEADER	---
PROPOSED GEOTHERMAL WELL	---
WATERCOURSE	---
PROPOSED LIGHTS	---
PROPOSED UTILITIES	---
PROPOSED WATER	---
PROPOSED CONCRETE PAD	---

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-157 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.S.  
 MARK A. PETERSON P.E. 20905  
 REGISTRATION NO.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

KENNETH R. PETERSON L.S. 10839  
 REGISTRATION NO.

**SOILS LEGEND-WEB SOIL SURVEY**

- 12 Raypole silt loam
- 13 Walpole sandy loam
- 57C Gloucester gravelly sandy loam, 8 to 15 percent slopes

SOIL TESTING RESULTS BY: GARDNER & PETERSON ASSOCIATES, LLC DATE TESTED: OCTOBER 9, 2018

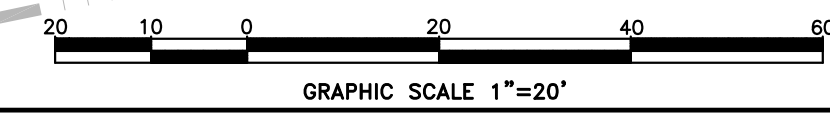
TH 100	0-7" TOPSOIL
	7-22" RED BROWN SANDY LOAM
	22-44" GRAY COURSE MEDIUM SAND
	44-63" GRAY DENSE WET SAND WITH LENSES OF COURSE SAND
	DEPTH=75"
	STANDING WATER @ 63"
	NO LEDGE
	MOTTLING @ 44"
	MOST ROOTS TO 20", SOME DEEPER
TH 101	0-10" TOPSOIL
	10-30" LIGHT BROWN FINE SANDY LOAM (APPEARS SAME AS TH100)
	30-66" GRAY COURSE MEDIUM SAND (APPEARS SAME AS TH100)
	66-74" MOTTLED, GRAY, DAMP COURSE SAND
	DEPTH=84"
	STANDING WATER AT 74"
	NO LEDGE
	MOTTLING @ 66"
	ROOTS TO 30"
	PERM #7 @ 60"-155 ft/day
TH 102	0-9" TOPSOIL
	9-29" BROWN VERY LOAMY SAND
	29-40" GRAY BROWN MEDIUM SAND
	40-52" GRAY SAND, DAMP
	DEPTH=72"
	STANDING WATER AT 52"
	NO LEDGE
	MOTTLING @ 40"
	ROOTS TO 20", SOME TO 30"
TH 103	0-4" TOPSOIL
	4-24" LIGHT BROWN LOAMY SAND
	24-48" GRAY FINE SAND
	48-50" VERY COMPACT GRAY FINE SAND
	DEPTH=75"
	STANDING WATER AT 52"
	NO LEDGE
	MOTTLING @ 36"
	ROOTS TO 12", SOME TO 36"

**SITE PLAN**  
 PREPARED FOR SCOT & VALERIE ROGERS  
**ELEMENTS CAR WASH**  
 131 MERROW ROAD  
 TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
 178 HARTFORD TURNPIKE  
 TOLLAND, CONNECTICUT

REVISIONS	DATE	BY
04-24-2019		
05-09-2019		
05-17-2019	INC COMMENTS	
07-01-2019		
07-15-2019	STAFF COMMENTS	
07-18-2019		
11-01-2023	BUILDING	

BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=20'	04-01-2019	3 OF 5	8172 R



GENERAL EROSION AND SEDIMENT CONTROL NOTES

CONSTRUCTION SCHEDULE & EROSION & SEDIMENT CONTROL CHECKLIST

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-6/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-6/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

STRAW MULCH IS TO BE APPLIED TO SEEDED AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREEPING RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION.
- ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN THE AMOUNT NECESSARY TO COMPLETE THE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO MINIMIZE EROSION, SLIPPAGE, AND SETTLEMENT. FILL INTENDED TO SUPPORT STRUCTURES, DRAINAGE, ETC., SHALL BE COMPACTED IN ACCORDANCE WITH THE APPROPRIATE STATE AND/OR LOCAL SPECIFICATIONS.
- FILL MATERIAL SHALL BE FREE OF BRUSH, RUBBISH, LARGE ROCKS, LOGS, STUMPS, BUILDING MATERIAL, COMPRESSIBLE MATERIAL, AND OTHER MATERIALS WHICH MAY INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIAL OR SOFT MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION.
- ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH SOUND CONSTRUCTION PRACTICE.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING. IF FINISH GRADING IS TO BE DELAYED FOR MORE THAN 30 DAYS AFTER DISTURBANCE IS COMPLETE, TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED. AREAS LEFT OVER 30 DAYS SHALL BE CONSIDERED "LONG TERM" AND SHALL RECEIVE TEMPORARY SEEDING WITHIN THE FIRST 15 DAYS.
- SITE IS TO BE GRADED TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- CUT AND FILL SLOPES SHALL NOT BE STEEPER THAN 2:1. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4". ADDITIONAL TOPSOIL MAY BE REQUIRED TO MEET MINIMUM DEPTHS. NO TOPSOIL SHALL BE REMOVED FROM THIS SITE.
- APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL CULTIPACKER TYPE SEEDER, OR HYDROSEEDER (SLURRY INCLUDING SEED AND FERTILIZER). NORMAL SEEDING DEPTH IS FROM 1/4" TO 1/2" INCH. HYDROSEEDING WHICH IS MULCHED MAY BE LEFT ON THE SOIL SURFACE.
- WHERE FEASIBLE, EXCEPT WHERE EITHER A CULTIPACKER TYPE SEEDER OR HYDROSEEDER IS USED, THE SEEDBED SHOULD BE FIRMED FOLLOWING SEEDING WITH A ROLLER OR LIGHT DRAG.
- FERTILIZER AND LIME ARE TO BE WORKED INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISC OPERATION SHOULD BE ALONG THE CONTOUR. SEE MAINTENANCE PLAN DATED 11/28/2012 FOR RECOMMENDED FERTILIZER APPLICATIONS.
- REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER. REMOVE ALL OTHER DEBRIS SUCH AS WIRE, TREE ROOTS, PIECES OF CONCRETE, OR OTHER UNSUITABLE MATERIALS.
- INSPECT SEEDBED BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED BEFORE SEEDING, THEN FIRMED AS DESCRIBED ABOVE.
- WHERE GRASSES PREDOMINATE, FERTILIZE ONLY PURSUANT TO RECOMMENDATIONS BASED ON SOIL ANALYSIS.
- CALCIUM CHLORIDE WILL BE AVAILABLE FOR DUST CONTROL ON GRAVEL TRAVEL SURFACES.
- SOIL STABILIZATION OUTSIDE THE GROWING SEASON SHALL CONSIST OF THE UTILIZATION OF BE SEED COVERED WITH HAY MULCH AND A JUTE NETTING OR UTILIZING AN EROSION CONTROL BLANKET WITH SEED INCORPORATED WITHIN IT. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN STAFF PRIOR TO EARTHWORK BEING PERFORMED OUTSIDE THE GROWING SEASON TO REVIEW ACCEPTABLE EROSION AND SEDIMENT CONTROLS.

PROJECT NAME: ELEMENTS CAR WASH  
 LOCATION: 131 Merrow Road, Tolland, CT  
 PROJECT DESCRIPTION: Site Plan for proposed car wash  
 PARCEL AREA: 4.45± ACRES  
 RESPONSIBLE PERSONNEL: Scot Rogers

WORK DESCRIPTION	EROSION & SEDIMENT CONTROL MEASURES	DATE INSTALLED	INITIALS
CLEAR TREES/BRUSH	INSPECT EROSION CONTROLS EVERY TWO WEEKS OR AFTER EVERY STORM, WHICHEVER COMES FIRST REPLACE AS NECESSARY		
INSTALL SILT FENCE AS SHOWN			
REMOVE STUMPS AND PAVEMENT			
REPLACE CULVERT AS WEATHER PERMITS			
INSTALL ANTI TRACKING PAD			
ROUGH GRADE SITE			
EXCAVATE TEMPORARY SEDIMENT BASINS			
CONSTRUCT UTILITIES, DRIVE, ETC.			
CONSTRUCT BUILDING			
FINAL GRADE SITE			
PAVE SITE			
REMOVE SEDIMENT FROM TEMPORARY SEDIMENT BASINS AND FINAL GRADE			
TOPSOIL, SEED AND MULCH DISTURBED AREA	REMOVE EROSION CONTROLS WHEN SITE IS STABILIZED		

PROJECT DATES:  
 DATE OF CONSTRUCTION START Within permit timeframes  
 DATE OF CONSTRUCTION COMPLETION Within permit timeframes

EROSION AND SEDIMENT CONTROL PROCEDURES SHALL ESSENTIALLY BE IN ACCORDANCE WITH THESE PLANS, AS REQUIRED BY TOWN REGULATIONS, AND THE MANUAL, "GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" FOR CONNECTICUT, BY THE COUNCIL ON SOIL AND WATER CONSERVATION, 1985, REVISED TO 2002.

PROJECT NARRATIVE

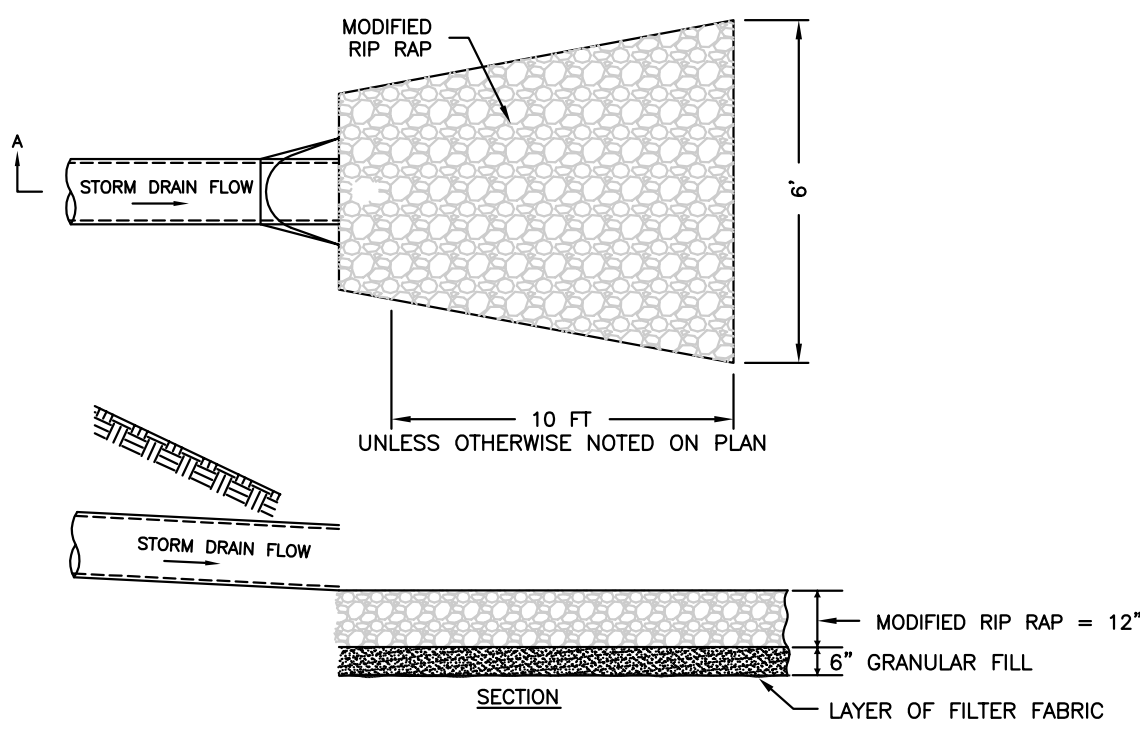
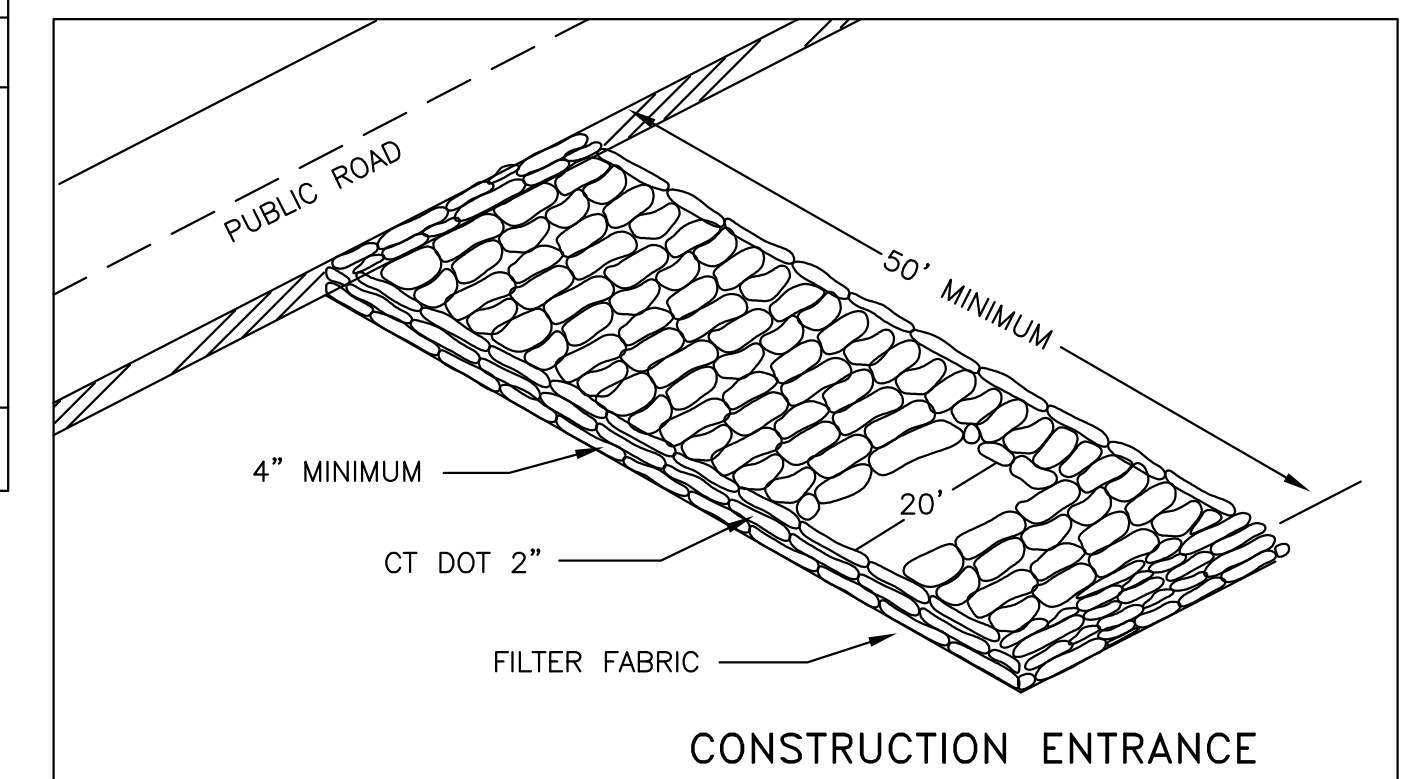
The purpose of this project is to construct a new car wash and associated access and utilities. The proposed building is to be serviced by public sanitary sewer and water and will be accessed from the existing private road which will be extended to the site.

Construction shall commence with the installation of a construction entrance, tree removal, installation of silt fence barrier followed by the removal of the stumps. During rough grading, haybales or silt fence shall be installed as shown at the toe of cut and fill slopes. Installation of drainage structures and piping may proceed as the construction schedule allows.

Completion of the utility installation is to be followed by placing processed gravel, and final grading of the paved areas. All erosion control measures shall be maintained and upgraded as needed until stable vegetative growth is has been established. At all times erosion of exposed and stockpiled materials shall be prevented using measures specified in these plans. Once the site is stabilized, sediment within the basins will be removed and the stormwater wetlands will be seeded/planted as depicted on these plans.

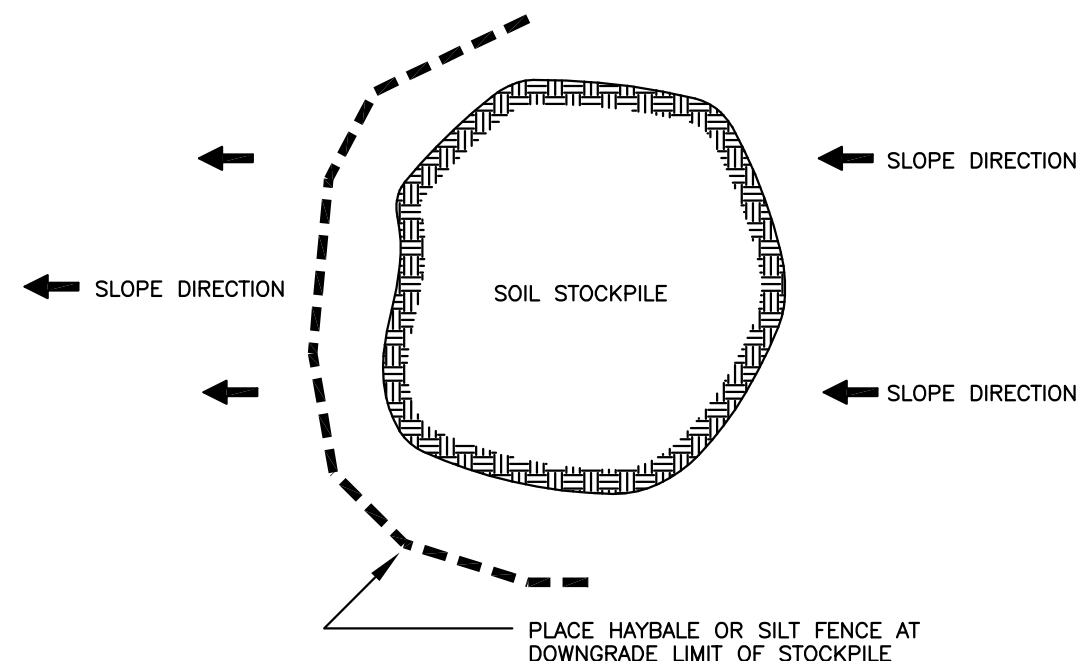
Proposed soil erosion and sediment control measures were designed using criteria set forth by the "Connecticut Guidelines for Soil Erosion and Sediment Control", revised to 2002.

Maintenance Item	Inspection	Maintenance
Road Infiltration System	Visual Inspection Semi-Annually	<ul style="list-style-type: none"> <li>Remove inspection port caps to verify that runoff has infiltrated &amp; leaves/debris are not collecting in system.</li> <li>Check sediment depth and vacuum when 6" of sediment has accumulated.</li> </ul>
Grass-Lined Swale Vegetative Waterway	Visual Inspection Semi-Annually Semi-Annual Semi-Annual Semi-Annual	<ul style="list-style-type: none"> <li>Maintain grass at a height of 4 to 6 inches during growing season.</li> <li>Remove debris/sediment from swale.</li> <li>Check for evidence of stormwater runoff overflowing swale.</li> <li>Mow.</li> </ul>
Sediment Forebay	Visual Inspection Semi-Annually Semi-Annually Every 5 years	<ul style="list-style-type: none"> <li>Maintain stability of embankment.</li> <li>Mowing.</li> <li>Remove sediment every 5 years or before sediment is within one-foot of the top of the forebay.</li> </ul>
Stormwater Basin	Inspect Semi-Annually	<ul style="list-style-type: none"> <li>Remove Invasive Vegetation</li> <li>Inspect Embankments</li> <li>Clean Perforations</li> <li>Monitor Sediment Accumulation</li> <li>Mow Slopesides</li> </ul>
Box Culvert	Quarterly	Remove debris
Car Wash Tunnel	Daily	Inspect conveyor for debris
Rec claim Tanks	Monthly	Use measure stick to monitor depth of debris to coordinate pumping. Pump 2-3 times per year.

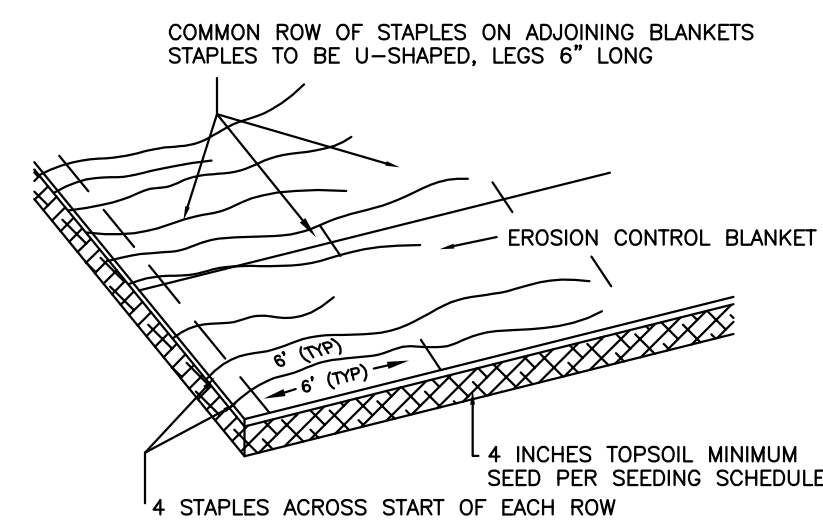


- NOTES:
- WHERE POSSIBLE LEVEL SPREADER TO BE CONSTRUCTED ON UNDISTURBED SOIL.
  - SHAPE THE ENTRANCE TO THE SPREADER IN SUCH A MANNER AS TO ENSURE THAT RUNOFF ENTERS DIRECTLY ONTO THE CHANNEL.

OUTLET PROTECTION DETAIL

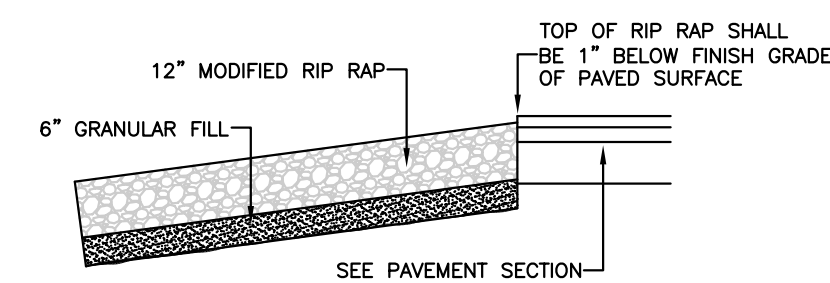


STOCKPILE EROSION PROTECTION DETAIL



- NOTES:
- FOR SLOPES GREATER THAN 3:1, EROSION CONTROL BLANKET TO BE NORTH AMERICAN GREEN S 150 DOUBLE NET STRAW BLANKET OR EQUAL UNLESS OTHERWISE NOTED.
  - INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL BLANKET

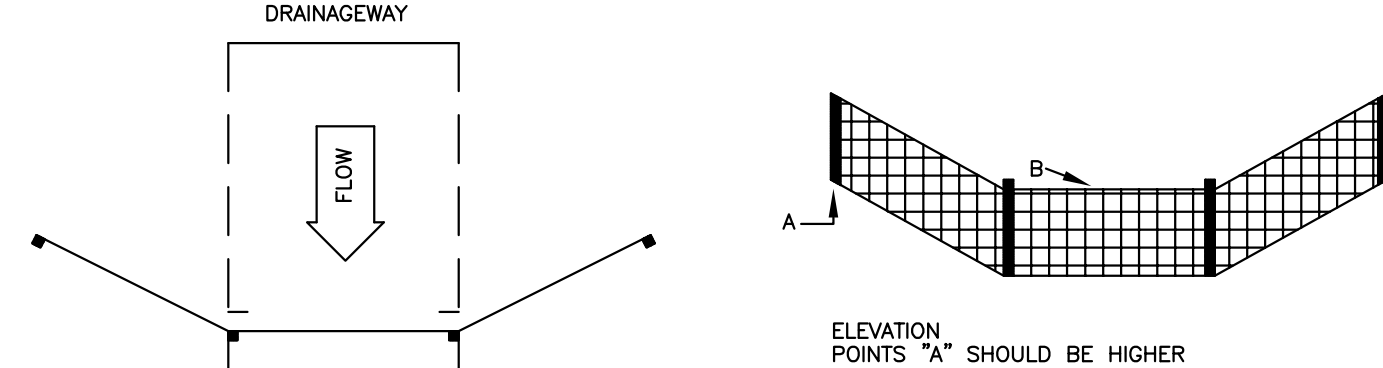
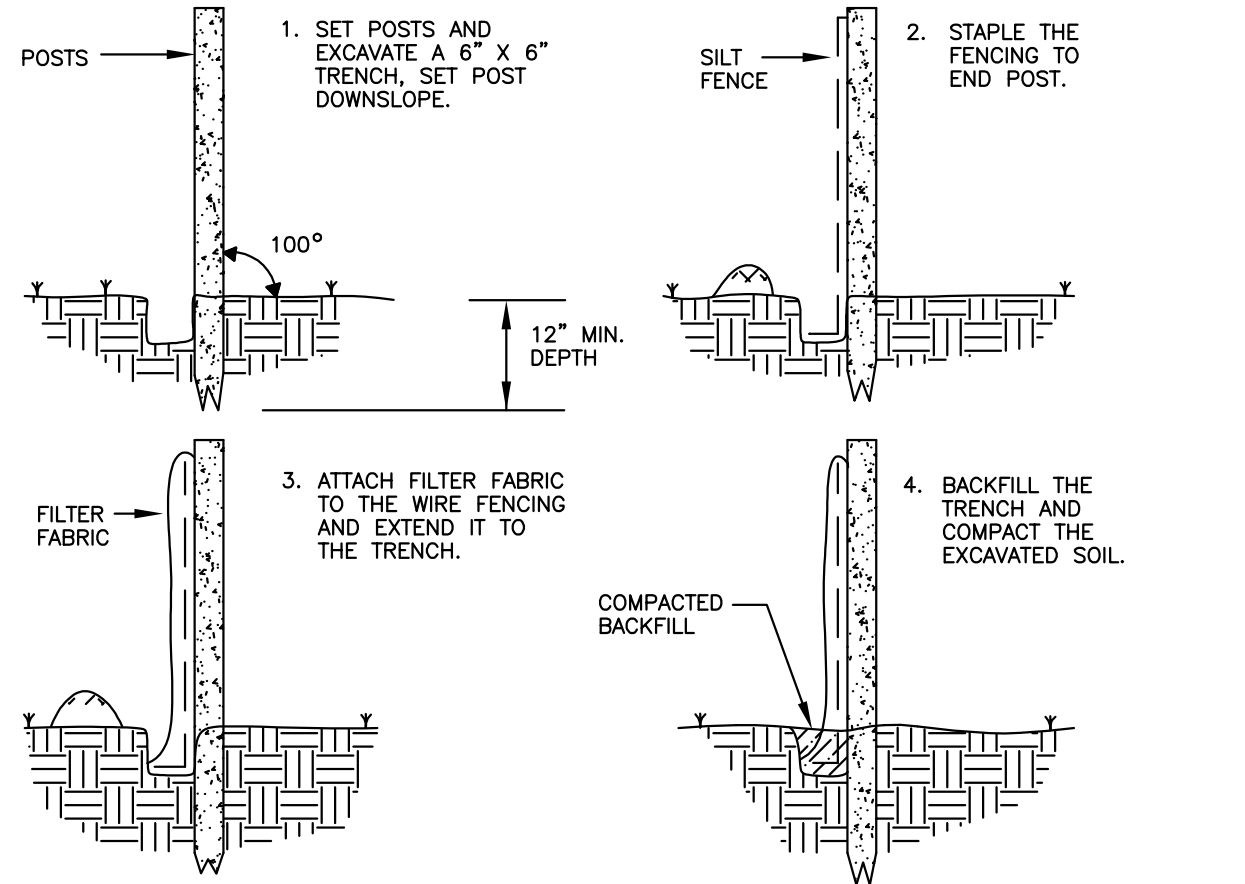


STONE SLOPE PROTECTION

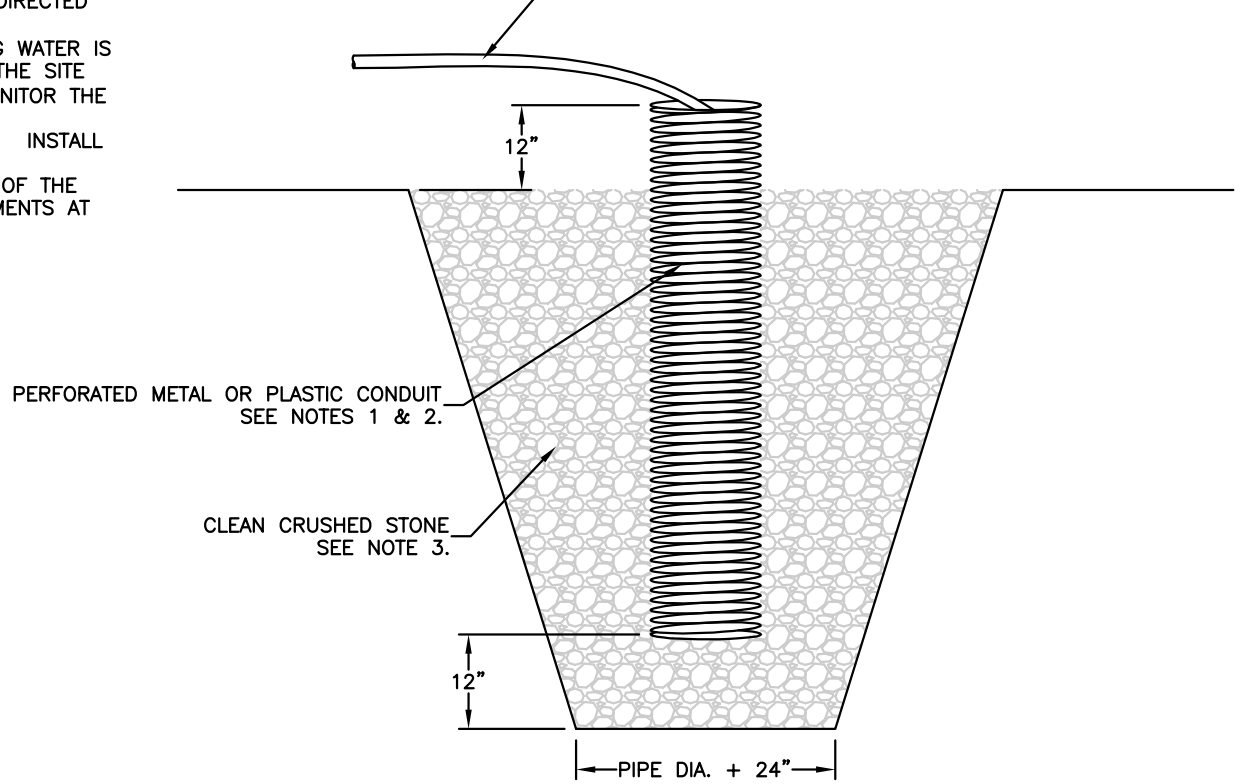
HAY BAILE APPLICATIONS

- Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- All bales shall be either wire-bound or string-tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
- The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of 4 inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side of the barrier.
- Each bale shall be securely anchored by at least two stakes or rebars driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes or re-bars shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between bales shall be chinked (filled by wedging) with straw to prevent water from escaping between the bales.
- Inspection shall be frequent and repair or replacement shall be made promptly as needed.

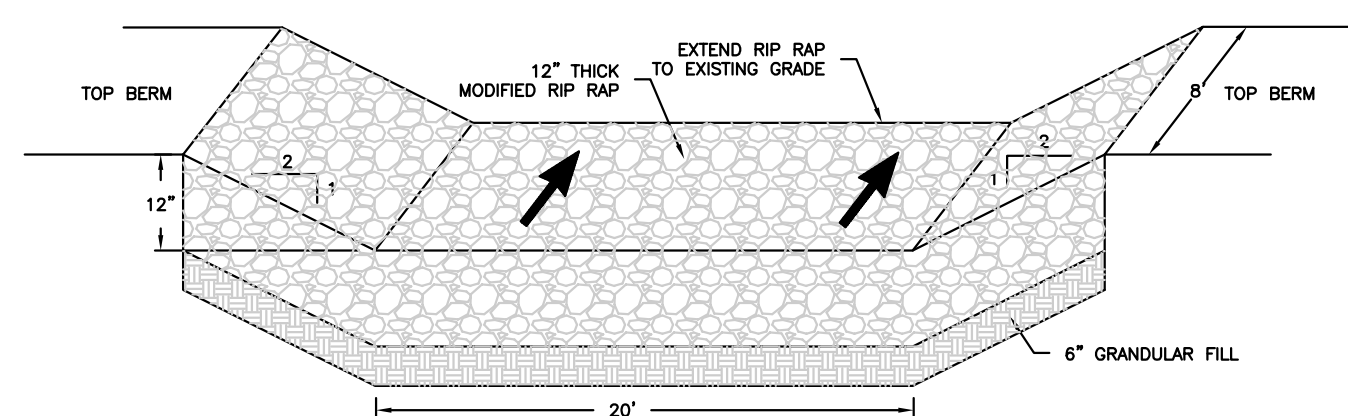
PLACEMENT AND CONSTRUCTION OF A SYNTHETIC FILTER BARRIER



- NOTES:
- THE STANDPIPE DIAMETER AND NUMBER OF PERFORATIONS SHALL BE COMPATIBLE WITH THE PUMP SIZE BEING USED.
  - PERFORATIONS IN THE STANDPIPE SHALL EITHER BE CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/8" IN DIAMETER.
  - CRUSHED STONE OR GRAVEL SHALL BE NO SMALLER THAN CT DOT #67 NOR LARGER THAN CT DOT #3 SIZE. CRUSHED STONE SHALL EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE STANDPIPE.
  - THE STANDPIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE SURROUNDING GROUND.
  - PLACE GEOTEXTILE BETWEEN THE EXISTING SOIL AND CRUSHED STONE.



PUMP INTAKE PROTECTION SUMP

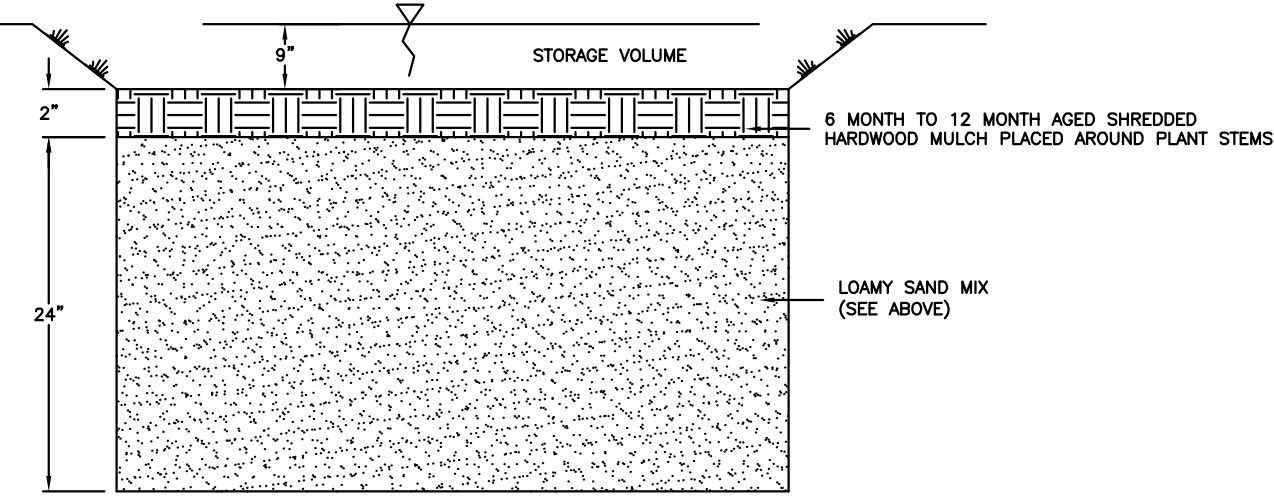


EMERGENCY SPILLWAY

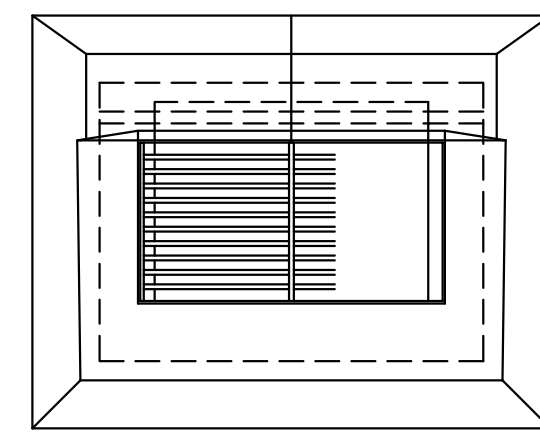
EROSION & SEDIMENT CONTROLS PREPARED FOR SCOT & VALERIE ROGERS ELEMENTS CAR WASH 131 MERROW ROAD TOLLAND, CONNECTICUT	
GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT PROFESSIONAL ENGINEERS LAND SURVEYORS	
BY	SCALE
M.A.P.	N.T.S.
DATE	SHEET NO.
09-01-2018	4 OF 5
MAP NO.	
	8172 R

REVISIONS
04-24-2019
05-09-2019
05-17-2019 IWC COMMENTS
07-01-2019
07-15-2019 STAFF COMMENTS
07-18-2019
11-01-2023 BUILDING

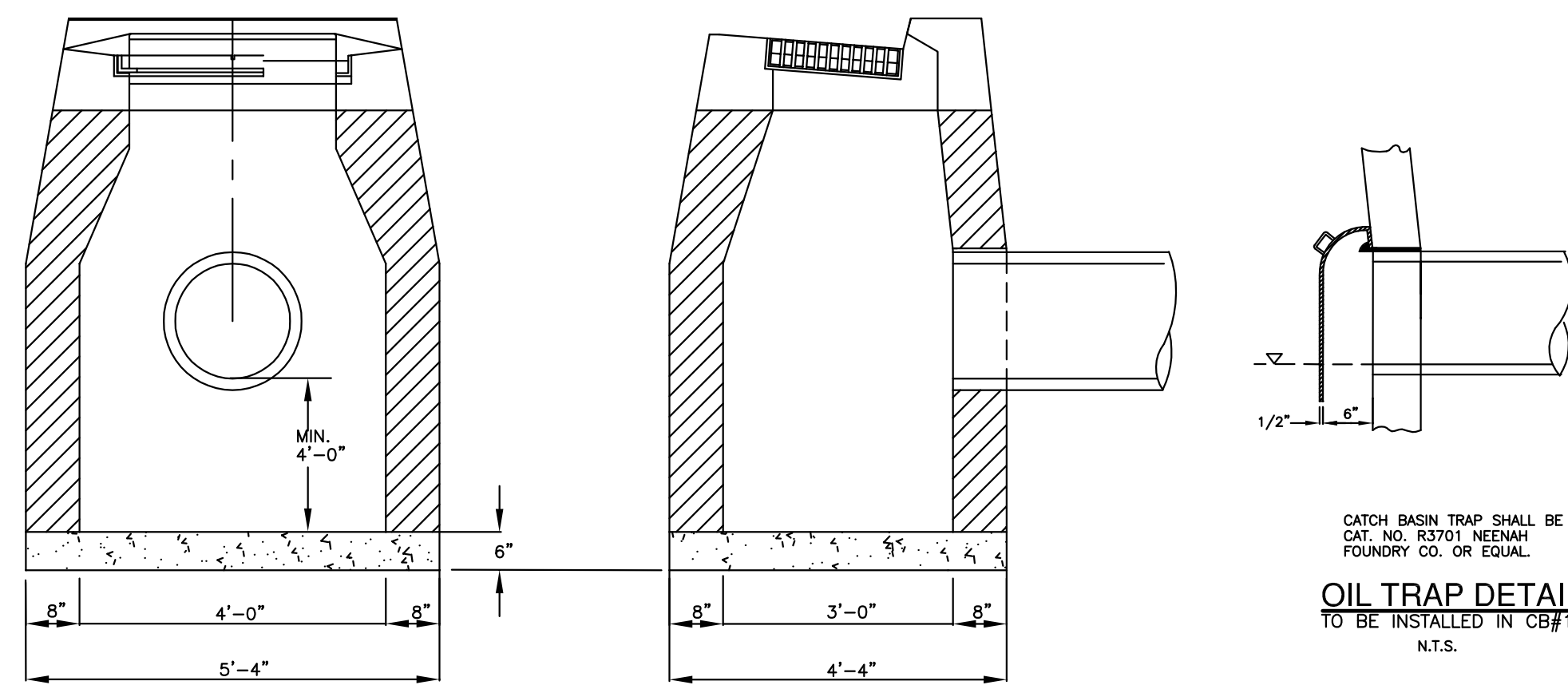
- NOTES:**
- DURING CONSTRUCTION, CARE MUST BE TAKEN NOT TO COMPACT THE UNDERLYING NATURAL SOILS. HEAVY VEHICLES SHALL NOT ENTER THE EXCAVATION OF THE RAIN GARDEN. RAIN GARDEN AREA SHALL BE FENCED OFF TO PREVENT COMPACTION AT THE INITIATION OF SITE CONSTRUCTION. ENGINEER SHALL BE PRESENT TO WITNESS INSTALLATION OF RAIN GARDEN.
  - THE TOP LAYER, ADD FIVE PERCENT AGED (AT LEAST TWO YEARS) COMPOST TO THE LOAMY SAND MIX, FOR A SUITABLE PLANT GROWTH MEDIUM.
  - LOAMY SAND MIX SHALL BE TESTED FOR CONFORMANCE WITH THE FOLLOWING SPECIFICATIONS AND APPROVED BY A PROFESSIONAL ENGINEER BEFORE PLACEMENT.  
 WASHED MEDIUM SAND 85-90%  
 FINES (SILT & CLAY) 8-12%  
 ORGANIC MATTER 3-5%
  - BULK DENSITY OF INSTALLED LOAMY SAND SHALL NOT EXCEED 95 LBS/CUBIC FOOT.
  - LOAMY SAND SHALL BE PLACED BY A BACKHOE EXCAVATOR FROM OUTSIDE THE BASIN.



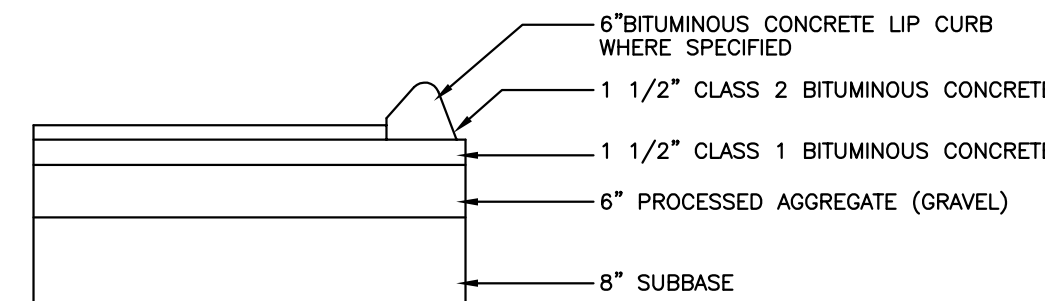
**BIORETENTION SECTION**  
(WEST OF BYPASS EXIT LANE)



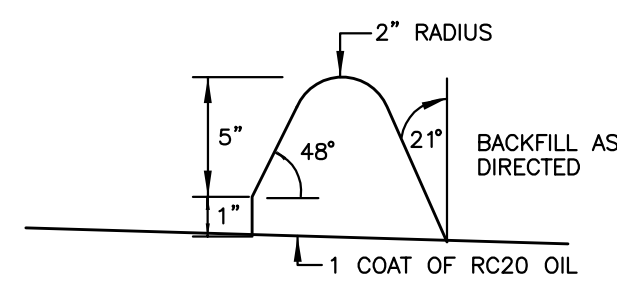
- NOTES:**
- TYPE "C" CATCH BASIN TOPS SHALL CONFORM TO CONNECTICUT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION M. 08. 02-4.
  - STRUCTURE TO BE PRECAST CLASS "A" CONCRETE, OR MASONRY CONCRETE UNITS, WHERE MASONRY CONCRETE UNITS ARE USED CORRELLING WILL BE PERMITTED. MAXIMUM CORBEL TO BE 3".
  - SUMPS TO BE PRECAST CONCRETE OR CONSTRUCTED ON A CONCRETE SLAB, WHERE PRECAST UNIT IS USED FOR SUMP, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETING FROM THE CATCH BASIN.
  - WHERE CATCH BASIN IS CONSTRUCTED ON A SLOPE, GUTTER TO MATCH PAVEMENT SLOPE.



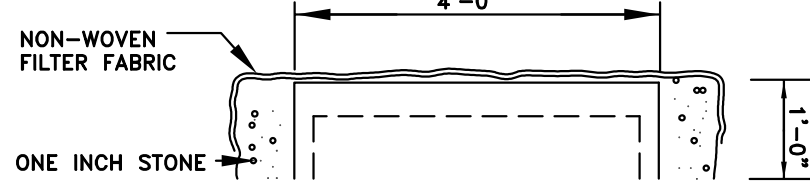
**TYPE "C" CATCH BASIN**  
N.T.S.



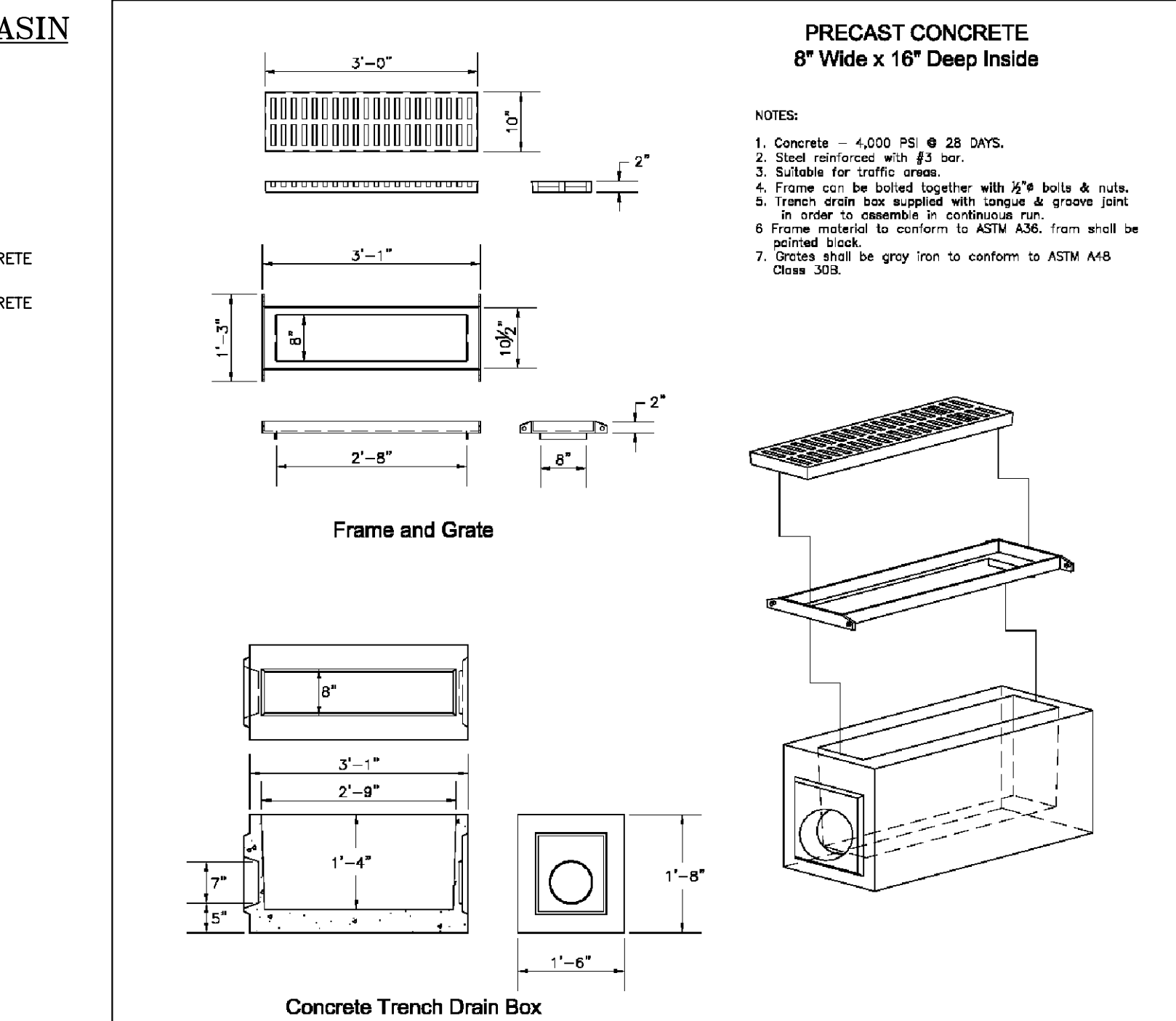
**PAVEMENT CROSS SECTION**



**BITUMINOUS CONCRETE LIP CURBING**  
N.T.S.



**INFILTRATION GALLEY**



**Frame and Grate**

**Concrete Trench Drain Box**

**UTILITY EXTENSION NOTES:**  
Tolland Water will be providing specific information on the location of the existing water main. This plan assumes a worst case scenario which proposes a water main connection at the northerly streetline of Merrow Road.

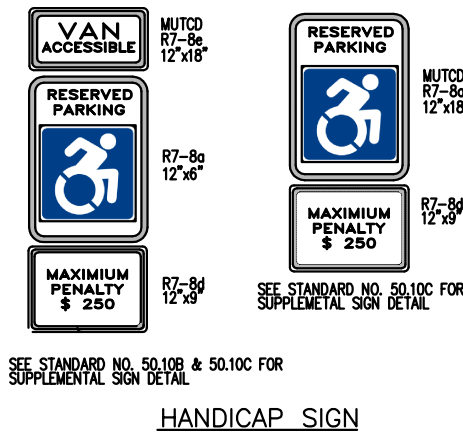
We anticipate utilities will be extended from the northerly streetline of Merrow Road within the existing Right of Way owned by Alan Williams and through a portion of the R.O.W on 131 Merrow Road as shown on sheet 3.

The contractor shall allow ingress and egress to the Savings Institute Bank and Trust and Alan Williams's office during construction of the utility extension. Any damage to curbs, landscaping, etc shall be replaced and lawn areas shall be topsoiled and seeded. Temporary spoils from trenching can be placed within the easterly travel lane between the Savings Institute Bank and Trust curb cuts with haybales placed as necessary for erosion control. Pavement patch shall be provided as soon as possible.

**NOTES:**

- SEE TANK CONFIGURATION PLAN FOR LAYOUT/SIZING/PIPING/DETAILS ETC. PREPARED BY JAMES WATERMAN (NATIONAL CAR WASH SOLUTIONS).
- CLEANOUT MANHOLES TO GRADE TO BE PROVIDED. TANK COVERS TO BE REMOVED.
- TANK TO BE MANUFACTURED BY ARROW CONCRETE OR AN EQUIVALENT MANUFACTURER. TANKS AND RISERS TO BE H2O RATED AND CERTIFIED WATER TIGHT. INTERIOR OF TANK SHALL BE COATED WITH EPOXY PETROLEUM RESISTANT SEALANT THAT IS RESISTANT TO GASOLINE, OIL AND SOLVENTS. EXTERIOR OF SEPARATOR AND EXTENSION TO GRADE MANHOLES SHALL BE COATED WITH A WATERPROOF SEALANT. SEAMS MUST BE LOCATED ABOVE STATIC LIQUID LEVEL. SEAMS MUST BE FILLED IN WITH NON-SHRINKING CEMENT OR SIMILAR MATERIAL AN COATED WITH A WATERPROOF SEALANT. VOIDS BETWEEN SEPARATOR WALLS AND INLET AND OUTLET PIPING MUST BE GROUTED WITH NON-SHRINKING CEMENT AND COATED WITH A WATERPROOF SEALANT. CONCRETE COVERS SHALL BE PERMANENTLY REMOVED.
- MANHOLES SHALL BE: LOCATED ABOVE INLET PIPING. LOCATED ABOVE OUTLET PIPING. SEPARATOR CONTAINS STEEL FRAMES AND MANHOLE COVERS. DIAMETER OF MANHOLE IS AT LEAST 18 INCHES.
- THE VENT LINE SHALL EXTEND AT LEAST 8 FEET ABOVE FINISHED GRADE. DIAMETER OF VENT LINE IS AT LEAST HALF THE SIZE OF THE DIAMETER OF THE OUTLET PIPING.
- THE TEE SHALL: EXTEND UP THE EXTENSION TO GRADE MORE THAN 3 INCHES ABOVE THE STATIC LIQUID LEVEL, BUT NO CLOSER THAN 8 INCHES FROM THE MANHOLE COVER. EXTEND 6 INCHES TO 24 INCHES FROM THE BOTTOM OF THE CHAMBER.
- THE PROOF OF PURCHASE AND MANUFACTURERS LITERATURE ON THE SEPARATOR TANK, INTERIOR AND EXTERIOR COATINGS, NON-SHRINKING CEMENT AND/OR WATERPLUG WITH WATERPROOF SEALANT OBTAINED AND ARE BEING KEPT AT THE REGISTERED FACILITY LOCATION.

**RECLAMATION TANKS**



**HANDICAP SIGN**

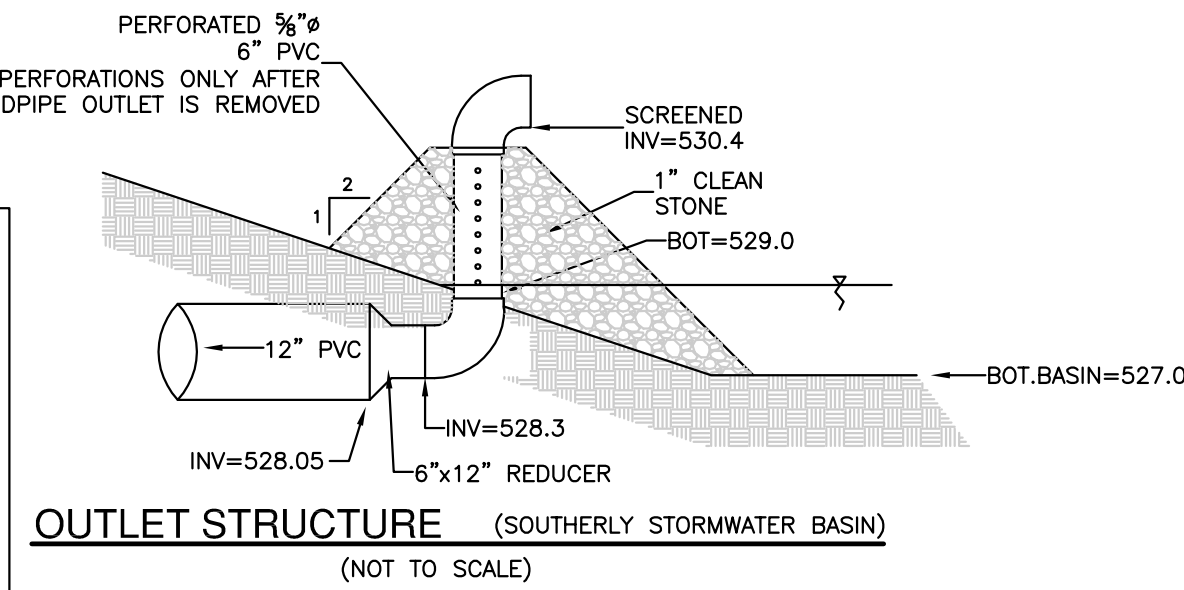
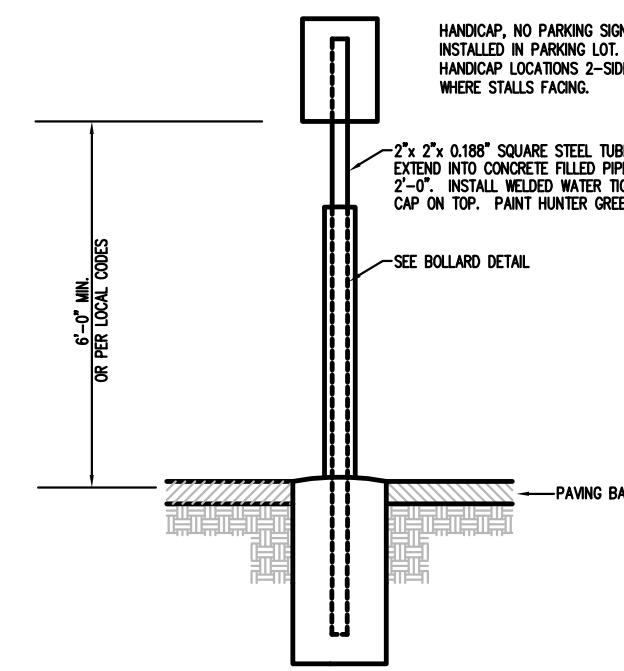
NOTE: ALL STRIPES TO BE 4" PAINTED WHITE



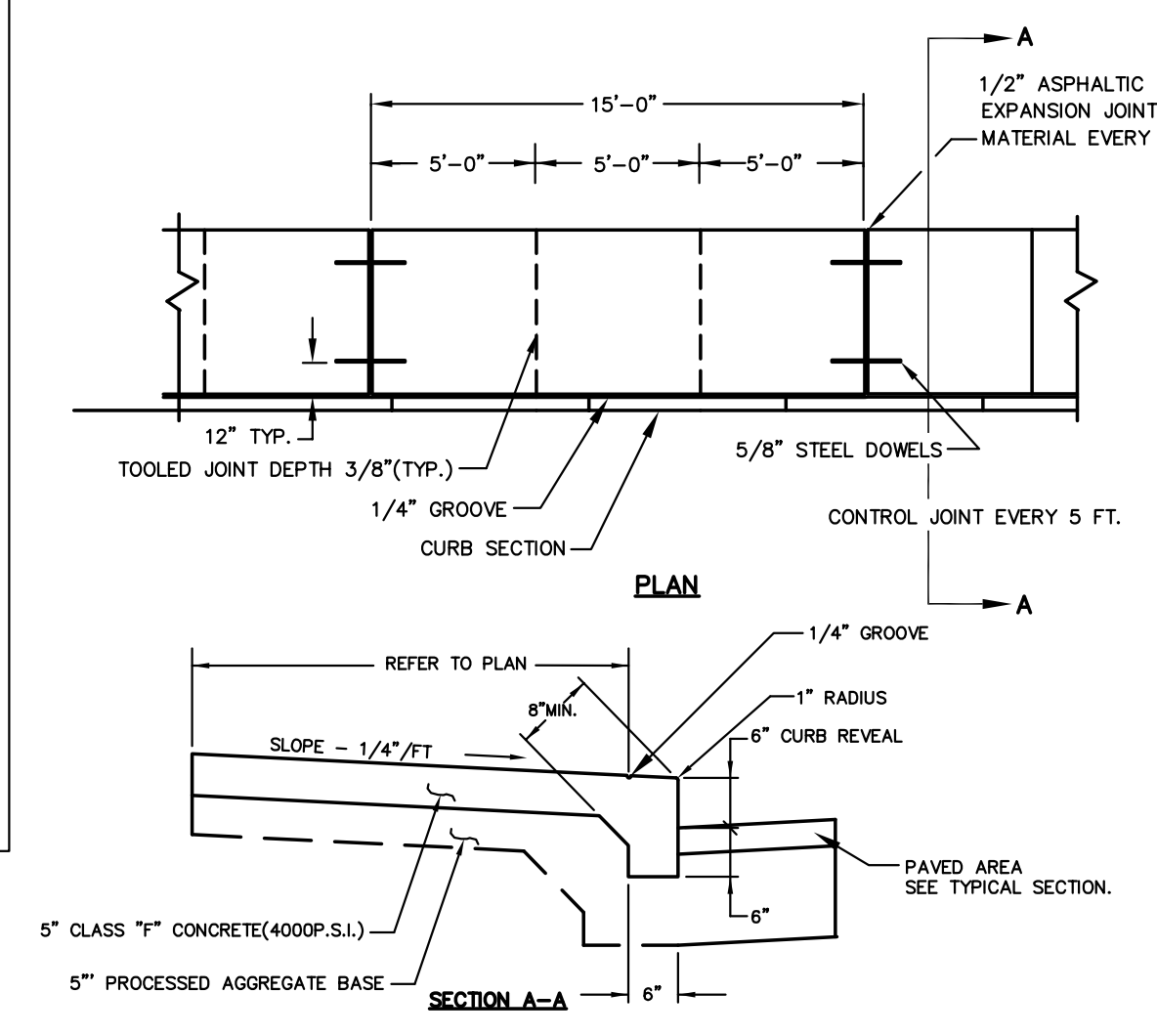
**PAINTED HANDICAP SYMBOL**

**ACCESSIBLE PARKING AND SIGNAGE STANDARDS**

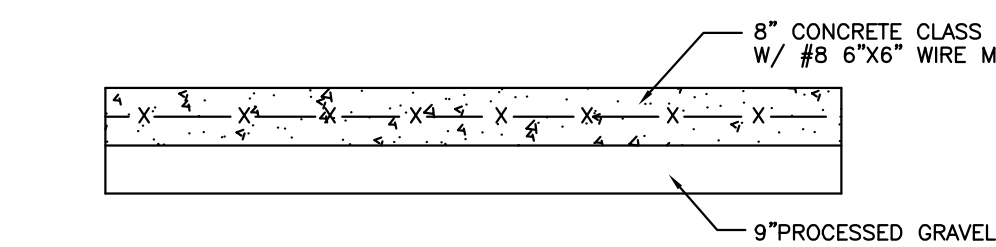
- NOTES:**
- PROVIDE DETECTABLE WARNING FOR CURB RAMPS. DETECTABLE WARNING SHALL CONSIST OF TRUNCATED DOME SURFACE ON RIGID TACTILE PAVING TILES. TILES SHALL BE 2"x3" FOR 4" WIDE RAMPS AND 2"x4" FOR 5" WIDE RAMPS. TILE COLOR SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSTRUCT HANDICAP SPACING, GRADING AND APPURTENANCE IN ACCORDANCE WITH CURRENT FEDERAL, STATE OR LOCAL CODES. THE CONTRACTOR SHALL CONSULT WITH THE LOCAL BUILDING OFFICIAL TO OBTAIN CURRENT INFORMATION



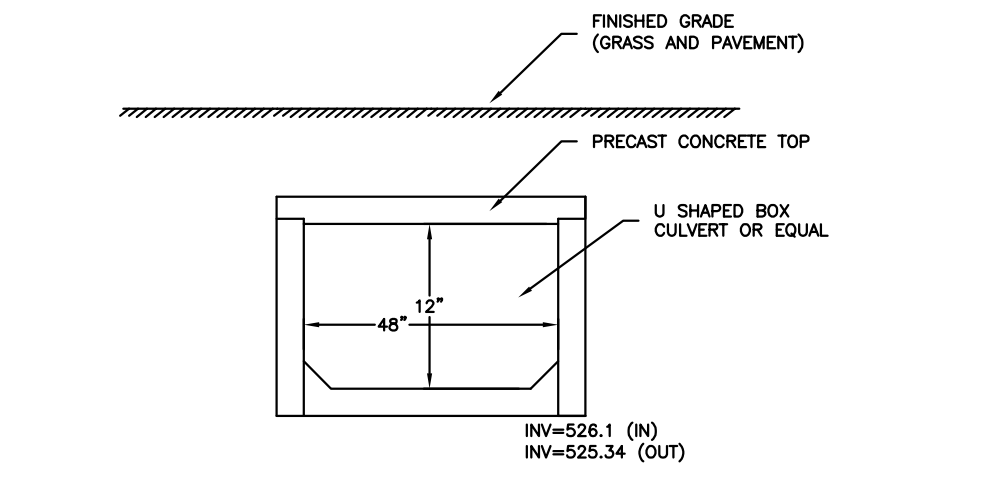
**OUTLET STRUCTURE (SOUTHERLY STORMWATER BASIN)**  
(NOT TO SCALE)



**MONOLITHIC SIDEWALK DETAIL**

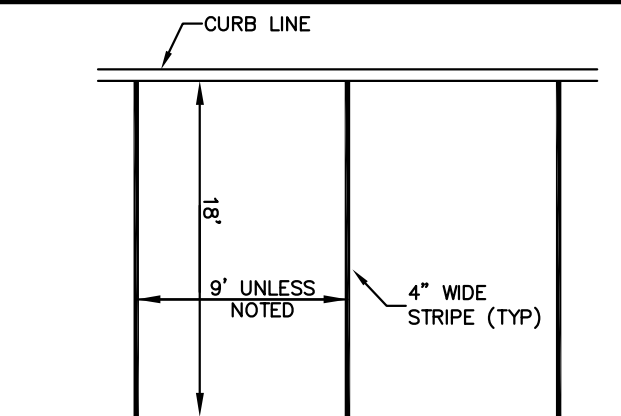


**DUMPSTER PAD DETAIL**  
NOT TO SCALE



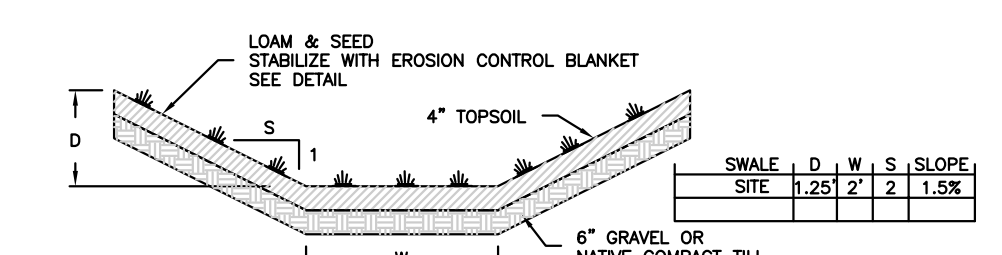
- NOTES:**
- CONSTRUCTION DRAWINGS OF BOX CULVERT AND TOP TO BE PROVIDED BY MANUFACTURER PRIOR TO CONSTRUCTION.

**H-20 BOX CULVERT DETAIL**



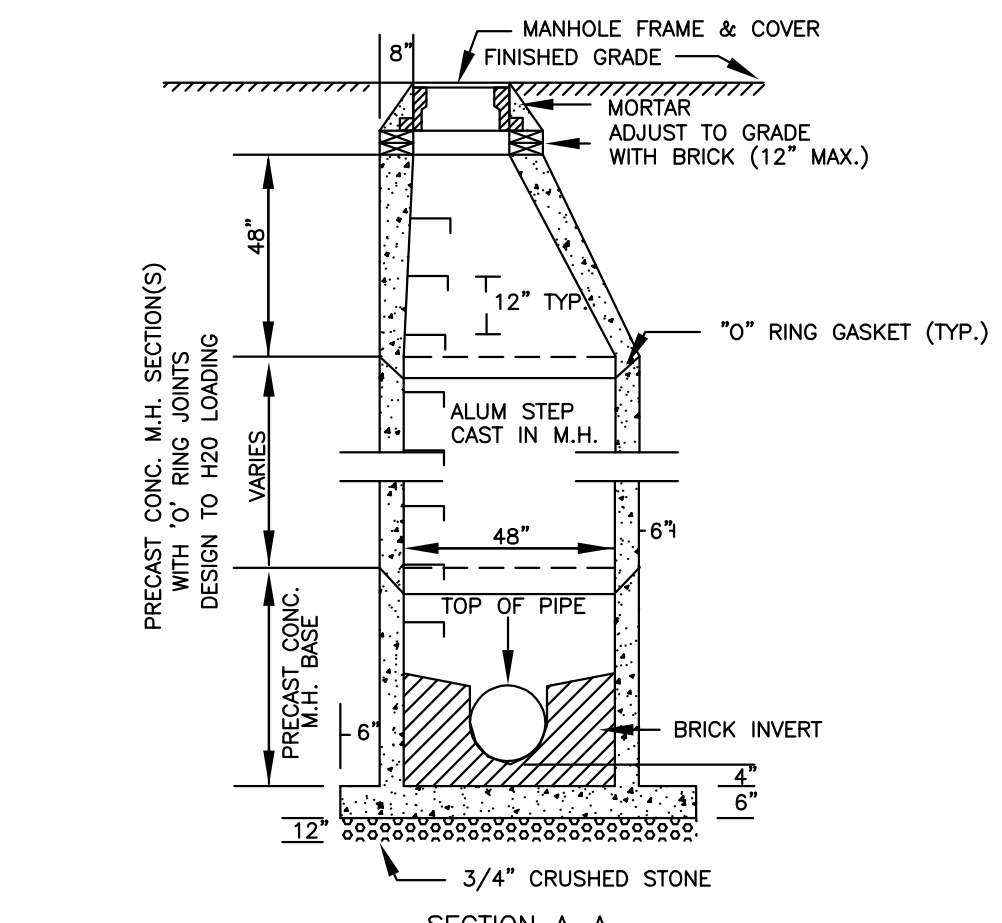
- PAVEMENT MARKING NOTES:**
- All work to conform to Form 816, Section 12.09 and the manufacturer's instructions and recommendations for application.
  - Lines shall be four (4) inches wide, except as noted, and 15 mils thick, colored white.
  - Point shall be either white or tinted ready-mixed paint conforming to AASHTO M70, Type 1.
  - Epoxy Resins shall conform to Form 816 and project requirements for layout of crosswalks. Install glass beads by free fall method.
  - Prior to painting, sweep pavement with power broom supplemented with hand brooms to eliminate loose material and dust.
  - After applying paint, erect suitable barriers to prevent tracking of paint before drying. Retouch and paint all markings which become smeared, discolored, worn, or otherwise marred before final acceptance of the project. Remove any evidence of smearing of paint.

**PAINTED PARKING STALL DETAIL**



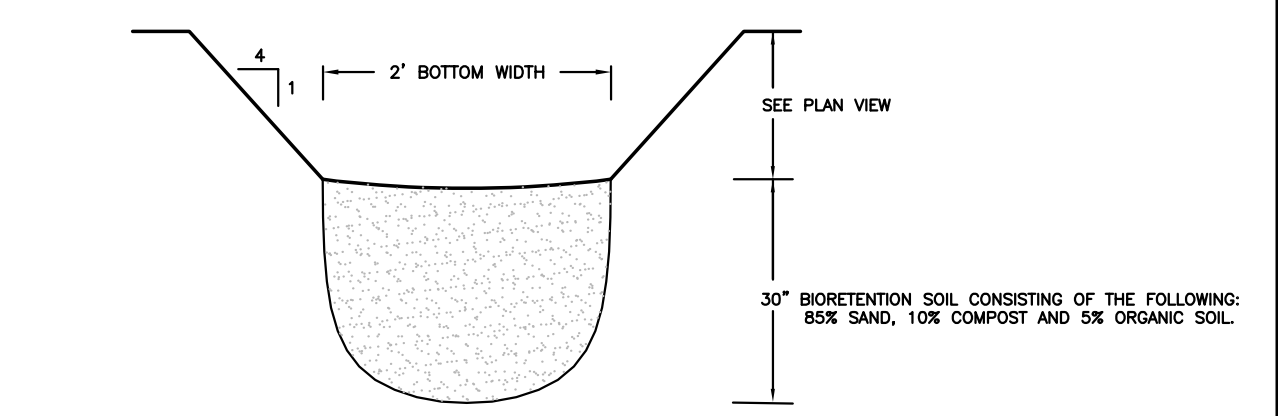
**WET GRASS-LINED SWALE**

- CONSTRUCTION AND MAINTENANCE REQUIREMENTS:**
- THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE AREA AND THE CONSTRUCTION OF A WET SWALE.
  - THE DESIGN ENGINEER SHALL PROVIDE A CERTIFICATION THAT THE SYSTEM WAS DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE DESIGN MANUAL AND CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
  - THE WET SWALE SHALL BE INSPECTED ANNUALLY AND AFTER STORMS GREATER THAN 1-YEAR, 24-HOUR STORM EVENT.
  - SEDIMENT SHALL BE REMOVED ACCUMULATION EXCEEDS 25% OF THE WQV STORAGE VALUE.
  - PLANT SHALL BE INSPECTED ANNUALLY FOR 1ST TWO GROWING SEASONS. DEAD OR DYING PLANTS SHALL BE REPLACED AS NECESSARY.



**TYPICAL PRECAST MANHOLE DETAIL**

NOTE: MANHOLE MFG IN ACCORDANCE WITH A.S.T.M.-C-478



- CONSTRUCTION AND MAINTENANCE REQUIREMENTS:**
- THE AREA OF THE FACILITY SHALL BE FENCED OFF DURING THE CONSTRUCTION PERIOD TO PREVENT DISTURBANCE OF SOILS.
  - THE DESIGN ENGINEER SHALL OVERSEE THE PREPARATION OF THE AREA AND THE INSTALLATION OF THE VARIOUS COMPONENTS OF THE ORGANIC FILTER SYSTEM (GRAVEL STORAGE ZONE, AND MEDIA TREATMENT ZONE, IF INCLUDED IN THE DESIGN).
  - THE DESIGN ENGINEER SHALL PROVIDE A CERTIFICATION THAT THE SYSTEM WAS DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE DESIGN MANUAL AND INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS.
  - SHALL BE INSPECTED ANNUALLY AND AFTER STORMS GREATER THAN 1-YEAR, 24-HOUR STORM EVENT.
  - REMOVAL OF SEDIMENT, WHEN ACCUMULATION EXCEEDS 25% OF THE WQV STORAGE VOLUME.
  - VEGETATION SHALL BE MOWED AS NECESSARY TO MAINTAIN 4-6" HEIGHT. WOODY VEGETATION SHALL BE REMOVED FROM THE DRY SWALE.
  - IF PONDED WATER IS REGULARLY OBSERVED MORE THAN 48 HOURS AFTER A RAINFALL EVENT, THEN THE SURFACE SHALL BE ROTO-TILLED TO A DEPTH OF 12" AND RESEDED.

**DRY GRASS-LINED SWALE**

CONSTRUCTION DETAILS			
<b>PREPARED FOR SCOT &amp; VALERIE ROGERS</b> <b>ELEMENTS CAR WASH</b> <b>131 MERROW ROAD</b> <b>TOLLAND, CONNECTICUT</b>			
<b>GARDNER &amp; PETERSON ASSOCIATES, LLC</b> 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT		<b>PROFESSIONAL ENGINEERS</b> <b>LAND SURVEYORS</b>	
REVISIONS 04-24-2019 05-09-2019 05-17-2019 IWC COMMENTS 07-01-2019 07-15-2019 STAFF COMMENTS 07-18-2019 11-01-2023 BUILDING	BY M.A.P.	SCALE N.T.S.	DATE 04-01-2019
		SHEET NO. 5 OF 5	MAP NO. 8172 R

Filename: 131 Merrow Road Site Lighting - Tolland.AGI

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
[Symbol]	2	SL2	SINGLE	5994	49	0.900	Lithonia DSX0 LED P2 40K T2M MVOLT SPA DBLXD - SSS 15 4C DM19AS DBLXD 15FT POLE
[Symbol]	3	SL5-2	BACK-BACK	6195	49	0.900	Lithonia DSX0 LED P2 40K T5W MVOLT SPA DBLXD - SSS 15 4C DM28AS DBLXD 15FT POLE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.35	3.6	0.0	N.A.	N.A.
CAR WASH EXIT + PARKING	Illuminance	Fc	1.23	3.6	0.2	6.15	18.00
ENTRY DRIVE + ACCESS	Illuminance	Fc	1.08	3.1	0.2	5.40	15.50
REAR ACCESS ROAD	Illuminance	Fc	1.33	3.0	0.1	13.30	30.00

Design By:  
Greg Loda  
Lighting Affiliates  
1208 Cromwell Ave  
Rocky Hill, CT 06067

website: www.lightingaffiliates.com  
Voice Number : (860) 721-1171 x 219  
Email Address : gloda@lightingaffiliates.com

APPROXIMATE LOCATION EXISTING TREES TO REMAIN NEAR WETLANDS

- 26" SWAMP MAPLE
- 30" SWAMP MAPLE
- 25" SWAMP MAPLE
- 20" SWAMP MAPLE
- 28" SWAMP MAPLE
- 28" SWAMP MAPLE
- 24" SWAMP MAPLE
- 20" SWAMP MAPLE
- 30" SWAMP MAPLE
- 28" SWAMP MAPLE
- 16" SWAMP MAPLE
- 32" SWAMP MAPLE
- 14" SWAMP MAPLE
- 22" SWAMP MAPLE
- 28" SWAMP MAPLE
- GROUP OF WHITE BIRCHES (4-6")
- 20" SWAMP MAPLE
- 20" SHAGBARK HICKORY
- 20" SHELLBARK HICKORY
- 28" WHITE OAK
- 15" SWAMP MAPLE
- 12" SWAMP MAPLE
- 40" WHITE PINE
- 16" SWAMP MAPLE
- 16" SWAMP MAPLE
- 16" SHAGBARK HICKORY
- 22" SWAMP MAPLE
- 14" SWAMP MAPLE
- 24" SWAMP MAPLE

APPROXIMATE LOCATION OF SHADE TREES WITHIN 100' UPLAND REVIEW AREA TO BE REMOVED

30. SWAMP MAPLE CLUMP(4) 12",14",12",9"
31. 40" SWAMP MAPLE

THE TREES LISTED ABOVE HAVE WIDE CANOPIES (EXCEPT FOR THE WHITE BIRCH). THE MAJORITY OF THE EXISTING TREES WITHIN THE AREA OF CLEARING CONSIST OF SCRUB BRUSH (AUTUMN OLIVE, MULTIFLORA ROSE) AND SHORT, SMALL WHITE PINES. SOME HARDWOOD EXISTS NEAR THE NORTHERN END OF PROPOSED BUILDING.

PLANTING SCHEDULE

Symbol Code	Name/ Scientific Name	Size	Quantity
[Symbol]	AGER X FREEMENII 'JEFFERSRED'/ AUTUMN BLAZE RED MAPLE	2 1/2" - 3" CAL.	10
[Symbol]	MALUS X ZUMI CALDCARPA/ ZUMI CRABAPPLE	8 - 10"	2
[Symbol]	AMELANCHIER CANADENSIS/ SHADBLOW	8 - 10"	3
[Symbol]	MYRICA PENNSYLVANICUM/ BAYBERRY	2 GAL.	4
[Symbol]	JUNIPERUS CHIN. PFITZ. COMPACTUM/ COMPACT PFITZER JUNIPER	2 GAL.	15
[Symbol]	JUNIPERUS VIRGINIANA/ RED CEDAR	8 - 10"	2
[Symbol]	SPIRAEA BUMALDA 'ANTHONY WATERER'/ SPIREA	2 GAL.	5
[Symbol]	HEMEROCALLIS SPP./ DAYLILLY	2 GAL.	17

Design By:  
By: John Alexopoulos  
CT License No. 550  
16 Storrs Heights Road  
Storrs, CT 06268

LOW MOW GRASS MIX:  
25% Hard Fescue  
50% Chewing Fescue  
15% Creeping Red Fescue  
10% Kentucky Bluegrass

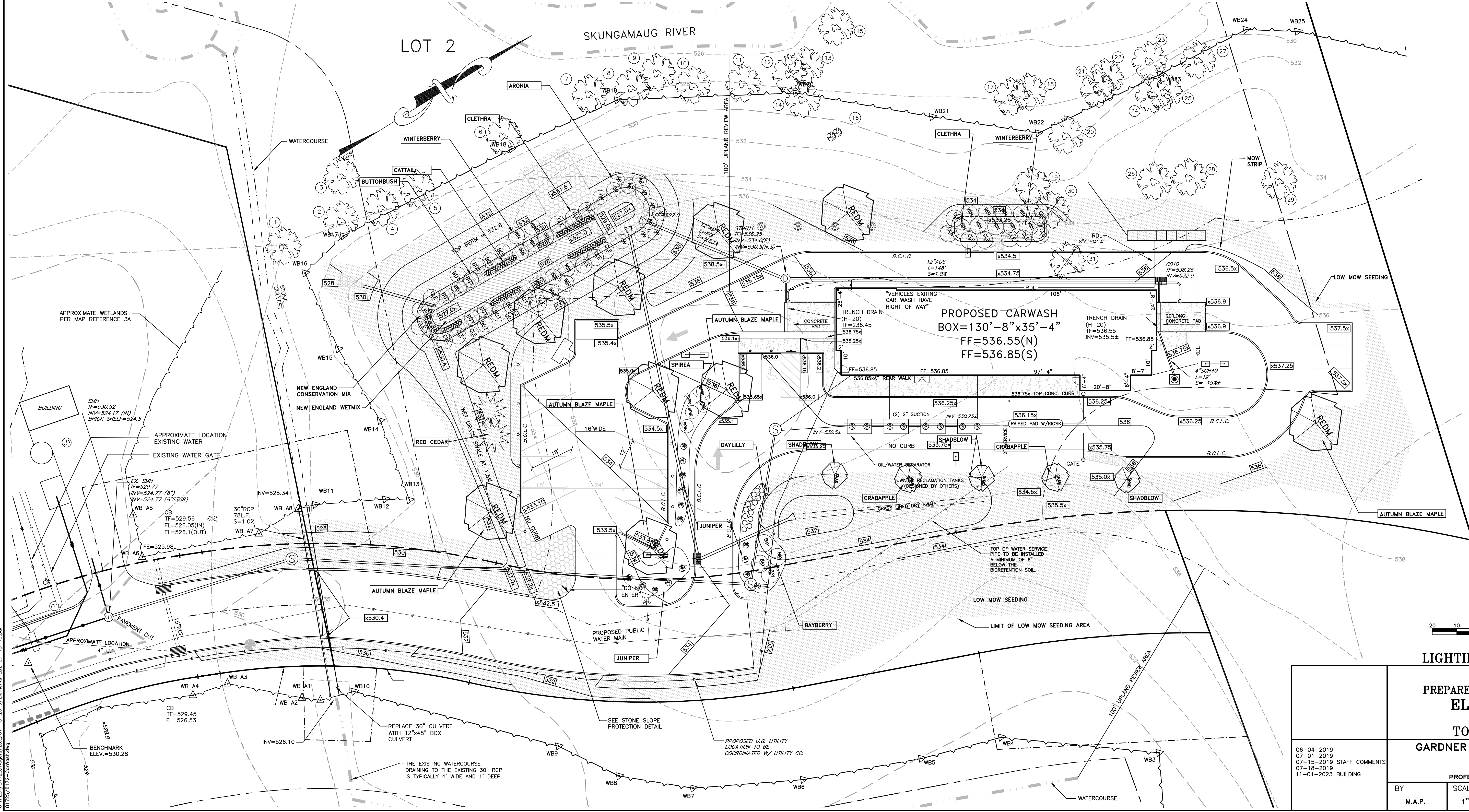
MOW STRIP GRASS MIX:  
50% Diva Kentucky Bluegrass  
25% Viking H2O Hard Fescue  
25% Deschutes Perennial Ryegrass

BOTTOM STORMWATER BASIN:  
New England Wetmix  
New England Wetland Plants, Inc. Amherst, MA

SIDESLOPE OF STORMWATER BASIN:  
New England Conservation Mix  
New England Wetland Plants, Inc. Amherst, MA

PLANTING SCHEDULE -- BIORETENTION BASIN & WET BASIN

Symbol Code	Name/ Scientific Name	Quantity
[Symbol]	ARDNIA ARBUTIFOLIA/ ARDNIA	2 GAL.
[Symbol]	CLETHRA ALNIFOLIA/ SUMMERSWEET CLETHRA	2 GAL.
[Symbol]	CEPHALANTHUS OCCIDENTALIS/ BUTTONBUSH	2 GAL.
[Symbol]	ILEX VERTICILLATA/ WINTERBERRY	2 GAL.
[Symbol]	TYPHUS SPP./ CATTAIL	SPACE 1' APART, PLUGS
[Symbol]	PLANT 142	



LEGEND

PROPERTY BOUNDARY	[Symbol]
BUILDING SETBACK	[Symbol]
EXISTING EASEMENT	[Symbol]
EXISTING IRON PIN/PIPE	[Symbol]
EXISTING CONTOUR	[Symbol]
EXISTING ELEVATION	[Symbol]
PROPOSED CONTOUR	[Symbol]
PROPOSED ELEVATION	[Symbol]
SOILS LINE	[Symbol]
INLAND WETLAND	[Symbol]
TREE LINE	[Symbol]
STONE WALL	[Symbol]
TEST HOLE	[Symbol]
EXISTING CATCH BASIN	[Symbol]
EXISTING DRAINAGE	[Symbol]
EXISTING GRAVITY SEWER	[Symbol]
EXISTING SEWER FORCE MAIN	[Symbol]
EXISTING WATER / SHUT-OFF	[Symbol]
EXISTING UNDERGROUND TELECOMM.	[Symbol]
EXISTING UNDERGROUND ELECTRIC	[Symbol]
EXISTING OVERHEAD WIRES	[Symbol]
EXISTING UTILITY POLE	[Symbol]
PROPOSED LIGHT	[Symbol]
ROL - ROOF DRAIN LEADER	[Symbol]
PROPOSED GEOTHERMAL WELL	[Symbol]
LOW MOW AREA	[Symbol]
EXISTING TREE TO REMAIN	[Symbol]

GRAPHIC SCALE 1"=20'

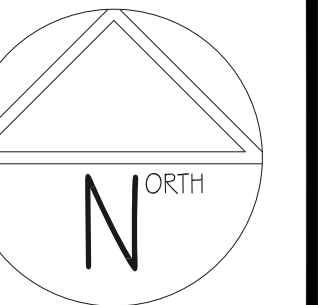
LIGHTING & LANDSCAPING PLAN

SITE PLAN  
PREPARED FOR SCOT & VALERIE ROGERS  
**ELEMENTS CAR WASH**  
131 MERROW ROAD  
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT  
PROFESSIONAL ENGINEERS LAND SURVEYORS

06-04-2019  
07-01-2019  
07-15-2019 STAFF COMMENTS  
07-18-2019  
11-01-2023 BUILDING

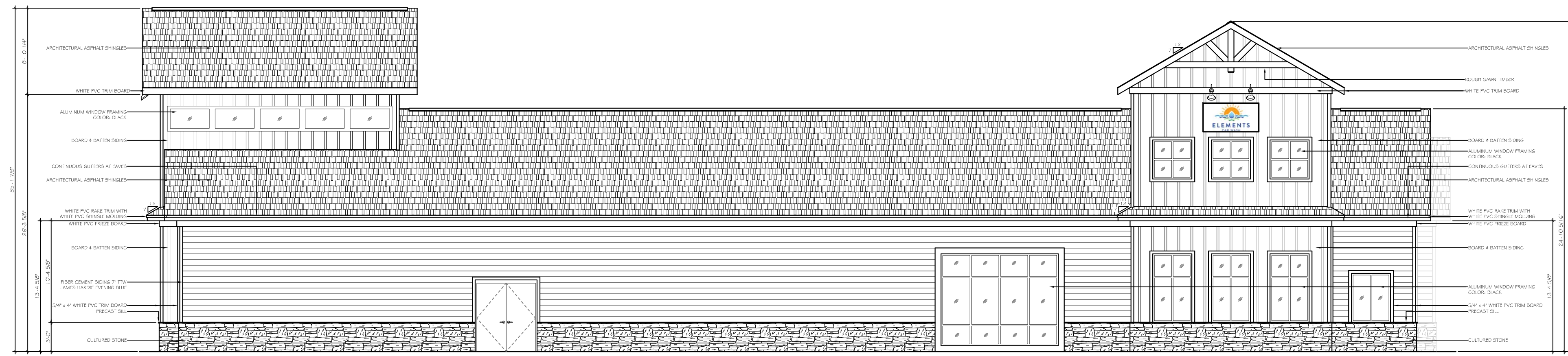
BY	SCALE	DATE	SHEET NO.	MAP NO.
M.A.P.	1"=20'	05-01-2019	1 OF 1	8172 L



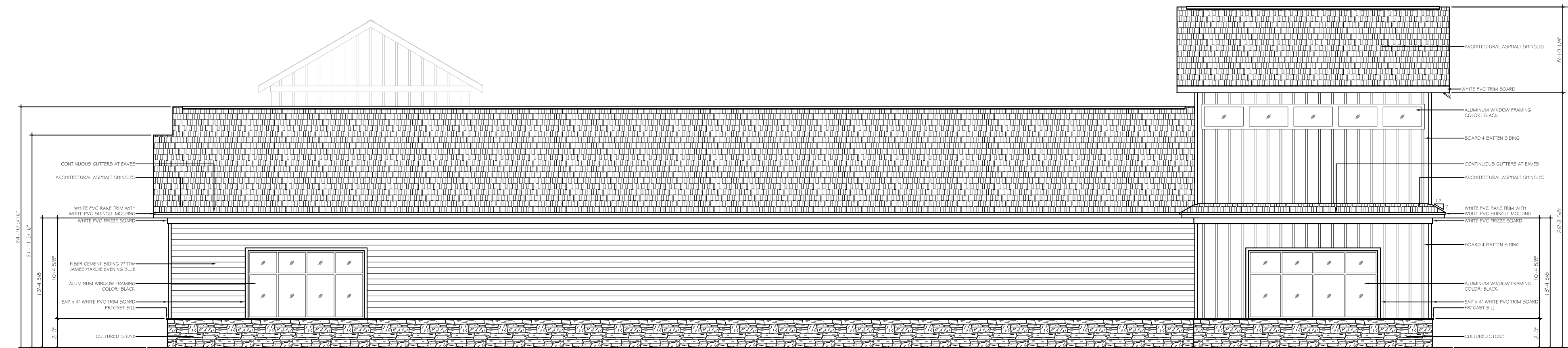
1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION  
SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



4 LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

CAR WASH  
131 MERROW RD  
TOLLAND, CT



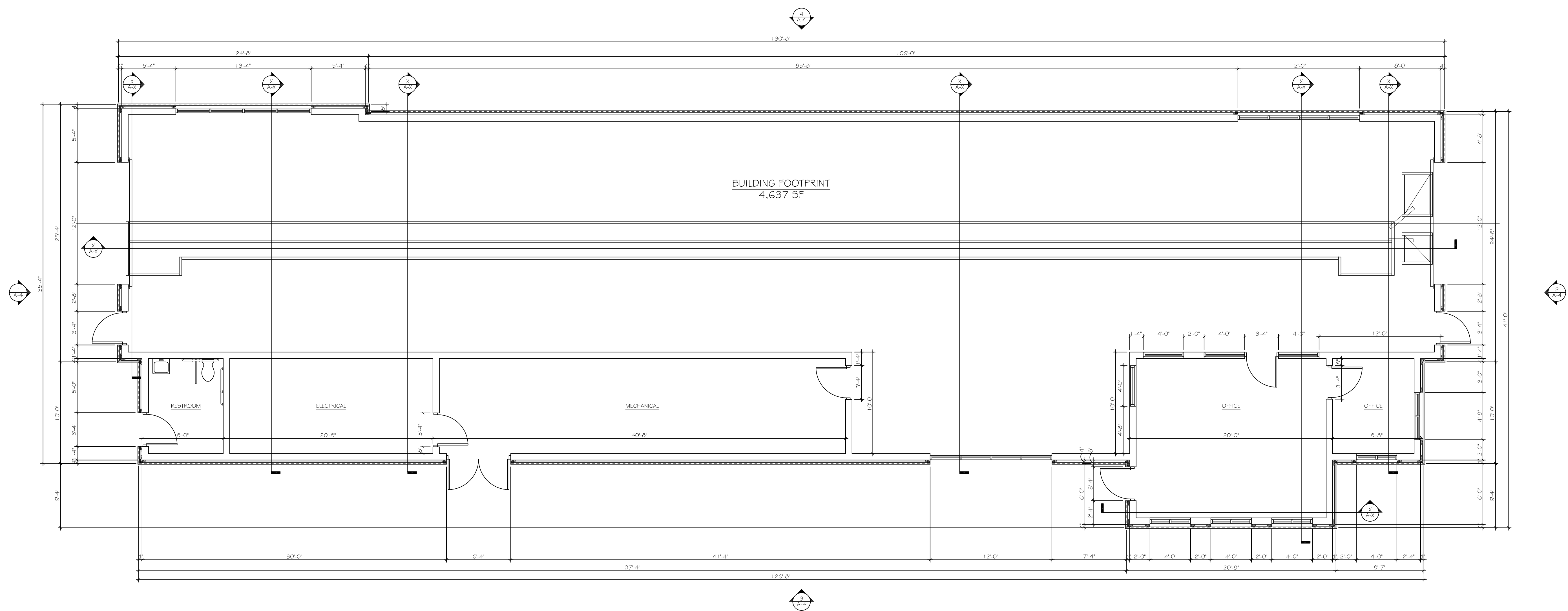
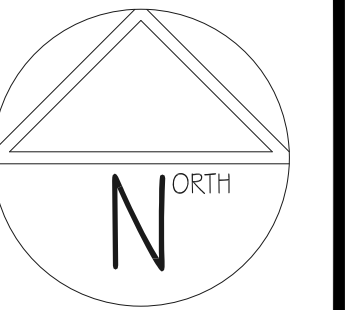
REVISIONS:

DATE:  
10/19/23  
SCALE:  
1/8" = 1'-0"

ELEVATIONS

A-4





PRELIMINARY - NOT FOR CONSTRUCTION

CAR WASH  
131 MERROW RD  
TOLLAND, CT

**JKS**  
CONSULTING  
389 ABBE ROAD  
SOUTH WINDSOR, CT 06074  
PHONE: 860.982.1127  
J.SIMMONS52@GMAIL.COM

REVISIONS:

DATE:  
10/19/23

SCALE:  
3/16" = 1'-0"

FLOOR PLAN

A-1



**JKS** CONSULTING



**JKS** CONSULTING



**JKS** CONSULTING

### Planning and Zoning Two Month Look Ahead

Meeting Date	Upcoming Items			
Monday, December 11, 2023	TCZ Discussion			
Monday, January 8, 2024				
Monday, January 22, 2024				
Monday, February 12, 2024				

**KEY**

- TO BE RECEIVED
- HEARINGS
- NEW/OLD BUSINESS
- OTHER

**Future Items:**

**PLANNING & ZONING COMMISSION  
TOLLAND, CONNECTICUT  
REGULAR MEETING MINUTES OF OCTOBER 30, 2023**

**MEMBERS PRESENT:** Andy Powell, Chair  
Marilee Beebe, Vice Chair  
Joe Matteis  
Erin Stavens  
Amanda Hickey, alternate  
J. P. Olynyk, alternate (remote)

**OTHERS PRESENT:** David Corcoran, Director of Planning & Development  
Rita Zangari – Chair, Economic Development Commission  
Doug and Jesse Schneider, 65 Kingsbury, LLC  
Dulami Ali Chmees, Dulama Motors, Inc.  
Public

1. **Call to Order:** Andy Powell, Chair, called the meeting to order at 7:00 p.m. in Council Chambers.
2. **Pledge of Allegiance:** Recited.
3. **Seating of Alternates:** Mr. Powell seated Amanda Hickey for Deb Goetz
4. **Additions to Agenda:** None.
5. **Public Comment:** Claudette Morehouse of 89 Merlot Way said she wanted to recognize and thank Deb Goetz for her four years of service on the Planning & Zoning Commission. She said she did a phenomenal job and always asked the right questions. Mr. Powell concurred and said he would add to that later.
6. **Public Hearing(s)**
  - 6.1 **PZC #23-14 Zoning Regulation Amendment** – Request to amend Section 2-2 Terms Defined, Section 5-2 pertaining to uses in the Residential Design District and Section 6-2 pertaining to uses in the Village Center Zone to allow Group and Family Child Day Care Homes by right. Applicant: Town of Tolland.

Mr. Powell read the legal notice. Mr. Corcoran explained that this Amendment is required by state statute, Public Act 23-142. He reviewed the basic changes to be made and noted they received a letter from the Capitol Region Council of Governments (CRCOG) indicating they had no objections.

There were no questions or comments from the Commission, nor from the public.

**MOTION:** Erin Stavens/Marilee Beebe to close the public hearing for PZC #23-14. Ms. Stavens, Mr. Matteis, Ms. Hickey, Ms. Beebe and Mr. Powell voted in favor. Motion carried.

## 7. New Business

### 7.1 65 Kingsbury Avenue – Change of Use Determination

Mr. Corcoran explained that the building on the property was originally approved in 1998 for contractor storage and his office received a change of use request to allow car sales. He said there is a mechanic on the property currently servicing vehicles. The car dealership would be in a portion of the existing building. Mr. Corcoran added that this use is allowable in the zone, but he brought it before the Commission to see if they wanted to approve it as is or require something more.

The property owner Doug Schneider of 65 Kingsbury, LLC and his son and partner, Jesse attended the meeting along with tenant, Dulama Ali Chmees. Doug Schneider said they have other properties in Manchester, Vernon, Stafford, Ellington and other area towns, but this is their first in Tolland. He noted they have two years to decide if they want to go with another building on the property but in all likelihood, they won't. He said right now the building has seven bays and one of them is a service and sales business. There is also a foundation repair business in there and then a bunch of hobby shops, people who come in after hours to work on cars.

Mr. Schneider said they buy properties that need facelifts and fix them up. He said they currently have seven tenants at the Tolland property, but expect most of them to be gone soon. He said his tenant Dulama Chmees filed the paperwork for the auto sales business. He said he wants to ween out the hobby shops like the monster truck fabrication business and replace them with full time regular businesses that keep regular hours.

Mr. Powell asked Mr. Schneider if his property backs up to Routes 74 and 30. Jesse Schneider said it backs up to a set of condos. Joe Matteis said it is sort of a back lot and the Commission discussed the location further. Mr. Corcoran noted it is in the CIZ-A zone, and car dealerships are allowed there by Special Permit.

Ms. Beebe asked Mr. Corcoran if he had any concerns about oils or hazmat materials on the property. Mr. Corcoran said the site is not a concern for that. Mr. Matteis asked if Mr. Schneider planned on doing any paving on the lot. Mr. Schneider said he wasn't. He said a lot of gravel has been hauled in in preparation for the building. He said they will probably take the extra building off the map, as they don't feel adding another building will add any value to the property. Mr. Matteis noted there used to be some drainage issues on the property. However, Mr. Corcoran said they have since been resolved.

There were no further questions from the Commission.

**MOTION:** Marilee Beebe/Erin Stavens to approve the change of use determination as presented. Ms. Hickey, Ms. Stavens, Mr. Matteis, Ms. Beebe and Mr. Powell voted in favor. Motion carried.

## 8. Old Business

### 8.1 Possible action on PZC #23-14

**MOTION:** Erin Stavens/Joe Matteis to approve PZC #23-24 as presented. Ms. Stavens, Mr. Matteis, Ms. Hickey, Ms. Beebe and Mr. Powell voted in favor. Motion carried.

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## 8.2 TCZ Discussion

Mr. Corcoran said he went through the zone and Table of Uses and made changes to reflect their previous discussion. There was consensus to rename the zone “Tolland Commercial Zone.” He said it will be a catch all zone for high value, medium and large scale development that keeps the same design standards in the original TCZ.

Mr. Matteis expressed some concerns about keeping the same design standards. He said he doesn’t want everything in town to look the same. Ms. Stavens said but it also ensures that things will be cohesive.

Mr. Corcoran said if an applicant only requires a site plan review, then they may not have much control if their plans aren’t aesthetically attractive because they meet all the zoning regulation requirements. He said keeping some of the design standard language gives them some flexibility to manage the design.

Mr. Powell said he liked having some flexibility in case they got an applicant who pushed the envelope a bit too much. Mr. Matteis agreed. He said he likes nice architecture but with some variety. He complimented the design of the recently approved Starbucks.

Ms. Beebe asked Mr. Corcoran what he felt about their general standards. She said she felt they get a good variety of architecture. She, too, liked the Starbucks application. Mr. Corcoran said their Chapter 20 allows for a great deal of variety.

In discussing the name change of the TCZ, Mr. Matteis said “commercial” zone sounds more inviting. Ms. Stavens said it invites new businesses to look up what is allowed there.

The Commission reviewed the language changes for the TCZ zone. Under Section 11-1.Purpose. G., the language was corrected to state: Protect air quality and water quality of Merrow Road and neighboring areas.

Rita Zangari, EDC Chair, said they might not want to say that they are trying to complement what is happening at UConn but rather that Tolland benefits from its proximity to UConn. They want to indicate that Tolland would welcome and promote UConn businesses that come out of the college and want to locate in Tolland.

There was agreement to further revise language within Section 11-1. Purpose to state: Promotes economic development that benefits from the Zone’s proximity to the University of Connecticut.

The Commission discussed architectural guidelines. Mr. Matteis said they often tend to push people toward brick, stone and other masonry choices and he’d love to see more wood/timber construction. He talked favorably about eyebrow roofs he has seen.

Under E. Architectural Guidelines, the Commission agreed to revise 1. Facades. D to remove “I-84 and its ramps” from the sentence.

The Commission discussed the Table of Uses. It was agreed to change Office (Medical) to be Permitted (P) rather than to require a Special Permit (SP). There was consensus that the changes made overall will open up more opportunity in the zone.

Mr. Corcoran said he will update the verbiage as discussed this evening along with the Table of Uses and send them on to the Economic Development Commission so the EDC can talk about it at



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their next meeting. The PZC will then have a follow-up discussion with them. They will invite business owners and the EDC back on November 27<sup>th</sup> for further discussion.

Ms. Zangari said it would be good if the realtors could give them more specifics about what types of uses they get inquires about, or provide more insight about why prospective businesses walked away. It might help inform their decisions better.

## 9. **Reports**

9.1 Town Council Liaison – No report.

9.2 Economic Development Liaison – Ms. Zangari said they have five regular members but they don't have alternates, and they are hoping to get a couple this time around. She noted they meet on the first Wednesday of the month. She briefly discussed the Community Currency Project and the Economic Impact Study they recently worked on.

9.3 Capitol Region Council of Governments – No report. Mr. Powell said he will go to the CRCOG meeting on November 16<sup>th</sup> and Ms. Beebe said she will call in to the training session.

9.4 Zoning Enforcement Report – Mr. Corcoran reported nothing significantly new. They have had no new complaints.

9.5 Planning Update – Mr. Corcoran reviewed the two-month look ahead, which will include the election of officers, approving the 2024 Meeting Schedule and the TCZ Discussion all on November 27, 2023. He noted that the College View development is now in foreclosure. The auction of the property was postponed to December 16, 2023. He said the Commission should expect a status update on the car wash at their next meeting.

Mr. Corcoran said they also recently received a Silver Certificate from the CT Economic Development Association for Best Practices. Cassandra Santoro had applied for it and they recently received a plaque.

10. **Other Business:** None.

11. **Correspondence:** None.

12. **Public Participation:** Mr. Powell echoed Claudette Morehouse's comments about Deb Goetz. He said whoever comes on board with the PZC will have big shoes to fill. He said Deb sometimes worried that she was too detail-oriented, but that was her strong point. She was a very focused member and her gifts were greatly appreciated. He said she did an amazing job serving the community and she will be missed. Andy said they will have a presentation for her on the 27<sup>th</sup>.

Mr. Powell reminded everyone also to vote on November 7<sup>th</sup>. He said people who impact you the most are the local, elected officials in your own community.

13. **Approval of Minutes** – October 16, 2023 Regular Meeting – Mr. Powell asked that a correction be made under Item 9.4 on Page 6. The first sentence of the second paragraph should be revised to read: Mr. Powell asked about the property at the corner of Old Stafford and Charter Roads that is *potentially* blighted.”

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**MOTION**: Marilee Beebe/Amanda Hickey to approve the October 16, 2023 meeting minutes as amended. Ms. Stavens, Mr. Matteis, Ms. Hickey, Ms. Beebe and Mr. Powell voted in favor. Motion carried.

**14. Adjournment**

**MOTION**: Amanda Hickey/Erin Stavens to adjourn the meeting and pay the clerk at 8:15 p.m. Ms. Hickey, Ms. Stavens, Mr. Matteis, Ms. Beebe and Mr. Powell voted in favor. Motion carried.

Respectfully submitted

Annie Gentile  
Clerk