

AGENDA
ECONOMIC DEVELOPMENT COMMISSION
HYBRID MEETING
6TH FLOOR COUNCIL CHAMBERS OR ZOOM

Wednesday December 6, 2023 – 6:30 P.M.

Call to Order

- 1. Seat Alternates** (if needed)
- 2. Adoption of November 1, 2023 Regular Meeting Minutes**
- 3. New Business**
 - 3.1 Ryan Hannigan – Tolland Maker Community concept
 - 3.2 Community Currency
 - 3.3 PZC request on TCZ
- 4. Activities Report**
 - 4.1 Planning & Zoning Commission – Activity Report
 - 4.2 Local Business Activity and Development Construction Updates – On-Going Activity Report
 - 4.3 Town Manager Updates
 - 4.4 Town Council Liaison Comments
- 5. On-Going Business**
 - 5.1 Regional Economic Development Initiative
 - 5.2 E-Correspondence
- 6. General Business**
 - 6.1 Other Commission Business
- 7. Public Comment**

Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/89611350750?pwd=KzBFTUxtRmFTYWNIbXlWVjlpd3MyUT09>

Meeting ID: 896 1135 0750

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**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, December 11, 2023, commencing at 7:00 p.m., to hear and discuss the following:

1. **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.
2. **PZC #23-16 Zoning Regulation and Map Amendment**- Request to revise Article 11 – Technology Campus Zone and Article 14 – Table of Uses to rename the zone to Tolland Commercial Zone, revise its purpose, and expand the list of allowable uses. Revisions also proposed to Sections 1-2, 8-1, 11A-1 and 19-2.G and the Zoning Map to reflect the new name of the TCZ. Applicant: Town of Tolland.

Copies of these applications are on file and available for review in the Planning & Building Department at 21 Tolland Green, Tolland, CT.

To be advertised twice in the Journal Inquirer: Wednesday, November 29, 2023
Thursday, December 7, 2023



P&Z #:

TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

Which document are you proposing to amend?



Zoning Regulations



Wetlands Regulations



Subdivision Regulations



Plan of Conservation & Development

List all sections of the regulations that you propose to amend or add text to:

Article 11 - Technology Campus Zone & Zoning Map

Article 14 - Table of Uses

Sections 1-2, 8-1, 11A-1, 19-2.G

Describe the purpose for these proposed changes:

Rename the Technology Campus Zone to "Tolland Commercial Zone" and revise the purpose of the zone and expand allowable uses within the Zone.

Describe how this request is consistent with the Tolland Plan of Conservation and Development:

D.1: Modify or re-adapt approaches in the TCZ

Applicant Information

Applicant Name: Town of Tolland

Mailing Address: 21 Tolland Green, Tolland CT 06084

Phone Number: 860-871-3601

Email Address: dcorcoran@tolland.org

(Over)

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: David Corcoran Date: 11/28/2023

Please note:

1. If also proposing to amend the Zoning Map, a separate Map Amendment Form and fee must be submitted.
2. The fee of \$300.00 plus a \$60.00 State fee must be submitted to be considered a complete application.

OFFICE USE ONLY

Fee Amount:	_____	Approved:	_____
Form of Payment:	_____	Approval Date:	_____
Date Submitted: (stamp)		Effective Date:	_____

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.

~~0.~~ 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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E. 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 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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~~0.~~ 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.

~~0.~~ 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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H. 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.

I.-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.
 - a. Variations in roof lines should be used to add interest and complement the character of the Town.

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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.

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J. 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.

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	SPP	P	P	P	---
Retail & Service Establishments – Over 20,000 sf.	SP	---	---	SP	P	SPP	P	P	P	---
Financial Institution	P	P	P	P	P	SPP	P	P	P	---
Drive-Thru Service – Pharmacy & Financial Institutions	P	P	P	P	P	P	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	P	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	SPP	P	P	P	P
Restaurant (with liquor sales)	P	SP	SP	SP	P	SPP	P	P	P	P
Drive-Thru Service – Fast Food & Fast-Casual	SP ¹	---	---	SP	SP	---	P	SP	---	---
Restaurant – Brewpub (public sewer required)	P	---	---	---	P	—P	P	SP	---	SP
Micro-Brewery, Micro-Distillery, or Micro-Winery (public sewer required)	SP	---	---	SP	SP	—P	P	SP	---	P
Brewery, Distillery, or Winery (public sewer required)	---	---	---	---	---	—P	—P	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	—SP	—SP	P	P	---
Retail Food Service Establishment	P	P	P	P	P	—P	P	P	P	---
Catering Facilities	SP	P	P	P	SP	—P	P	---	P	P
Banquet Facilities	SP	SP	SP	SP	SP	—P	P	---	---	SP
Commercial/Shared Kitchen	P	P	P	P	P	—P	P	---	P	P

¹Drive-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	SPP	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)	---	---	---	---	---	SPP	SPP	SP	SP	SP
Educational, Scientific, & Research Activity	---	---	---	---	---	P	P	P	P	P
Training and/or Conference Center	SP	SP	SP	SP	SP	SPP	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	—P	—P	SP	SP	SP

Automotive Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
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	---	---	---	---	---	---	---	---	---

Agriculture & Natural Resources	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-TCZ	CIZ-A	CIZ-B	TBP
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

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

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Section 1-2. Zones and Map

A. Zones

1. Residential Design District	RDD
2. Village Center Zone	VCZ
3. Tolland Village Area	TVA
4. Neighborhood Commercial Zone - G	NCZ-G
5. Neighborhood Commercial Zone-T	NCZ-T
6. Community Commercial Zone	CCZ
7. Gateway Design District	GDD
8. Technology Campus Zone <u>Tolland Commercial Zone</u>	TCZ
9. Commercial / Industrial Zone	CIZ
10. Tolland Business Park	TBP
11. Aquifer Protection Overlay Zone	APO
12. Flood Plain/Stream Belt	FP/SB

Section 8-1. Purpose

B. Neighborhood Commercial Zone T (NCZ-T)

The purpose of the Neighborhood Commercial Zone-T is to provide for smaller scale, less intense commercial and office uses which will serve as a transition between the ~~Technology Campus Zone~~Tolland Commercial Zone and residential areas.

Section 11A-1 Purpose and Intent

The intent and purpose of the Master Plan Overlay Zone (MPOZ) is to create a flexible zoning mechanism designed to enable the land area within the designated areas or zoning districts to be developed in a responsible and efficient manner consistent with the Plan of Conservation and Development. The MPOZ requires the submission and approval of a conceptual master plan as part of the zone change application. The MPOZ can be utilized for any property or properties located within the ~~Technology Campus Zone~~Tolland Commercial Zone (TCZ) and the Tolland Village Area (TVA-GD). The MPOZ is proposed to create comprehensively designed site developments, including industrial, commercial, multi-family residential, and mixed-use developments. When the MPOZ is applied to a parcel or parcels of land, the underlying zoning designation remain intact and existing

properties are not required to utilize the MPOZ designation and related provisions and requirements, unless specifically stated.

Section 19-2.G Freestanding Sign Location and Height

Zone	Maximum Height Freestanding	Maximum Height Freestanding Low Profile	Setback From Front Property Line	Setback from Side/Rear Property Line
Residential Design District (RDD)	8 feet	4 feet	10 feet	10 feet
Village Center Zone (VCZ)	8 feet	4 feet	10 feet	10 feet
Neighborhood Commercial Zone (NCZ)	10 feet	4 feet	10 feet	10 feet
Commercial / Industrial Zone (CIZ)	10 feet	4 feet	10 feet	10 feet
Gateway Design District (GDD)	10 feet	4 feet	10 feet	10 feet
Tolland Business Park (TBP)	10 feet	4 feet	10 feet	10 feet
Tolland Village Area (TVA)	8 feet	4 feet	10 feet	10 feet
Community Commercial Zone (CCZ)	8 feet	4 feet	10 feet	10 feet
Technology Campus Zone <u>Tolland Commercial Zone</u> (TCZ)	10 feet	4 feet	10 feet	10 feet



Zoning Map, Town of Tolland, CT

Zoning

- Residential Design District (RDD)
- Village Center Zone (VCZ)
- Gateway Design District (GDD)
- Tolland Village Area (TVA)
- Community Commercial Zone (CCZ)
- Neighborhood Commercial Zone-G (NCZ-G)
- Neighborhood Commercial Zone-T (NCZ-T)
- Commercial Industrial Zone- A (CIZ-A)
- Commercial Industrial Zone - B (CIZ-B)
- Tolland Commercial Zone (TCZ)
- Tolland Business Park (TBP)
- Natural Resource Protection Area (within RDD)
- State Aquifer Protection Area
- Flood Plain / Stream Belt
- Town Center Pathway Area

Historic and Conservation Sites

- CONSERVATION SITE
- HISTORIC SITE

- Pulpit Rock
- Settlers Rock
- Tolland Marsh
- Charter Marsh
- Cedar Swamp
- Kendall Mtn. Cliff
- Animal Pound
- Donkeyville Mill
- Silk Mill
- Brook's Mill Dam
- Skungamaug Village
- Benton Homestead
- Historic portions of cemeteries
- Tolland Green Historic District
- Shenipsit Lake

Adopted 12/11/23
Effective 12/26/23

