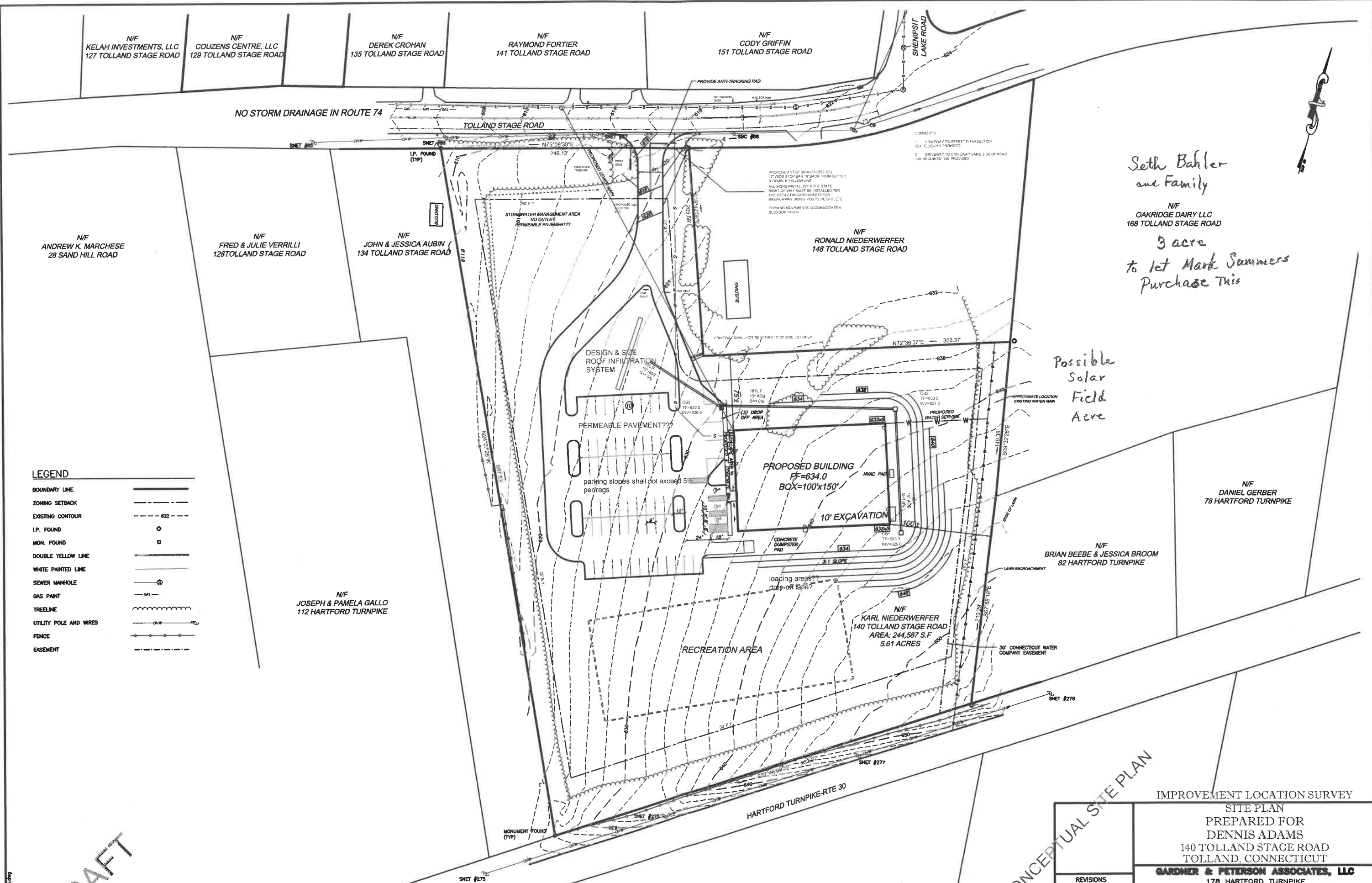


Agenda
Tolland Design Advisory Board
21 Tolland Green, Tolland, Connecticut
Thursday, August 4, 2022 at 7:00 p.m., 2nd floor, Conference Room C

1. Call to Order
2. New Business
 - 2.1. 140 Tolland Stage Road – Applicant: Tri-Town Gymnastics
3. Old Business
 - 3.1. 216 Merrow Road – Letter from April 2021 meeting
 - 3.2. Planning and Zoning Joint Meeting
4. Approve Minutes – April 7, 2022 Regular Meeting
5. Other Business
6. Adjournment



LEGEND

BOUNDARY LINE	—
ZONING SETBACK	---
EXISTING CONTOUR	- - - -
L.P. FOUND	○
MON. FOUND	□
DOUBLE YELLOW LINE	==
WHITE PAINTED LINE	---
SEWER MANHOLE	⊕
GAS PANT	—GAS—
TREELINE	~~~~~
UTILITY POLE AND WIRES	—OW—
FENCE	—
EASEMENT	---

Seth Bahler
and Family
N/F
OAKRIDGE DAIRY LLC
168 TOLLAND STAGE ROAD
3 acre
to let Mark Summers
Purchase This

Possible
Solar
Field
Acre

I HEREBY DECLARE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC PETERSON
REGISTRATION NO. 15 23430



CONCEPTUAL SITE PLAN

IMPROVEMENT LOCATION SURVEY

SITE PLAN
PREPARED FOR
DENNIS ADAMS
140 TOLLAND STAGE ROAD
TOLLAND, CONNECTICUT

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

REVISIONS	
-----------	--

PROFESSIONAL ENGINEERS		LAND SURVEYORS	
BY	SCALE	DATE	SHEET NO.
E.R.P.	1"=40'	01-15-2022	2 OF 5
			MAP NO.
			110225

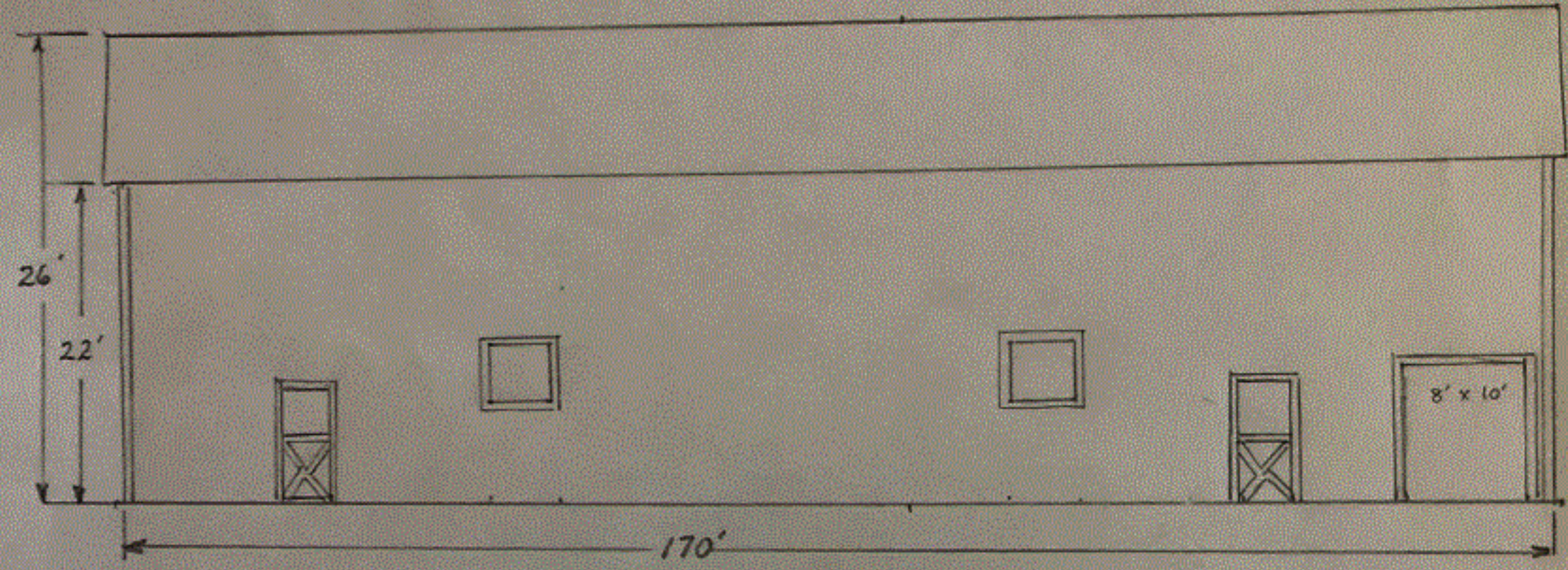




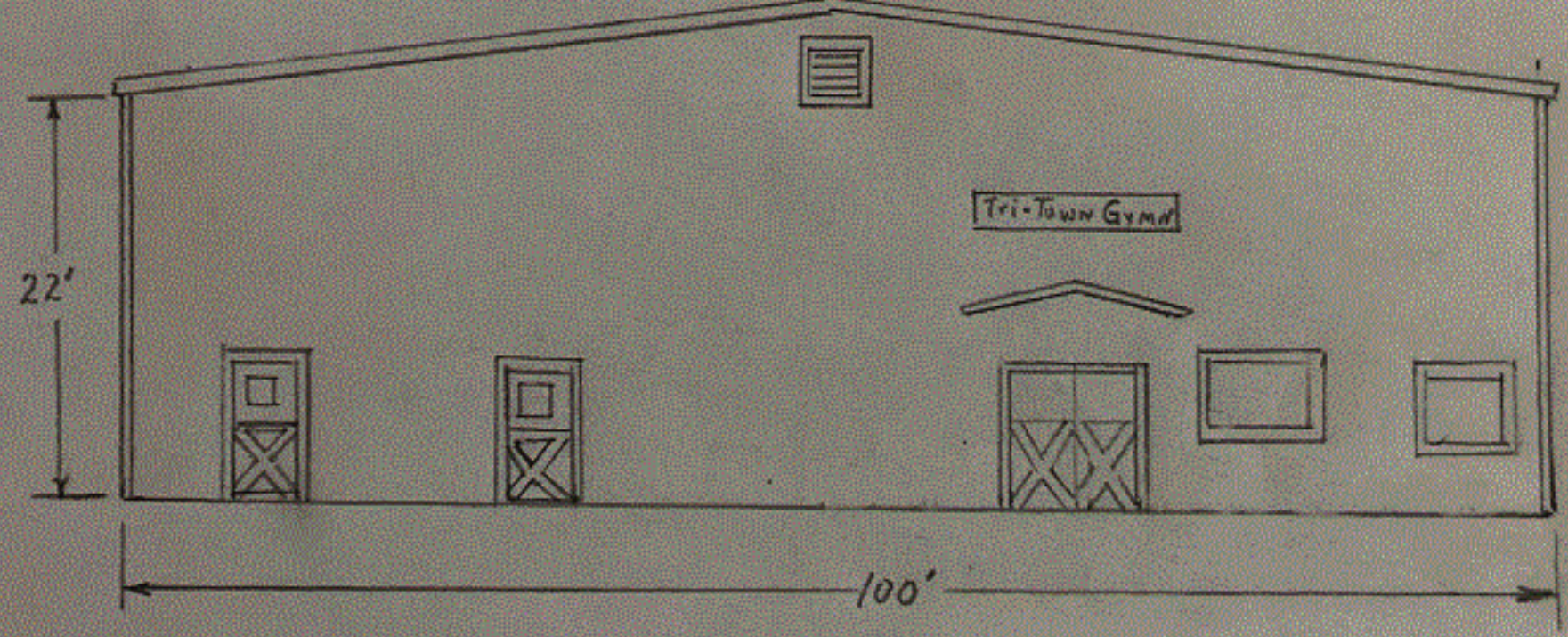




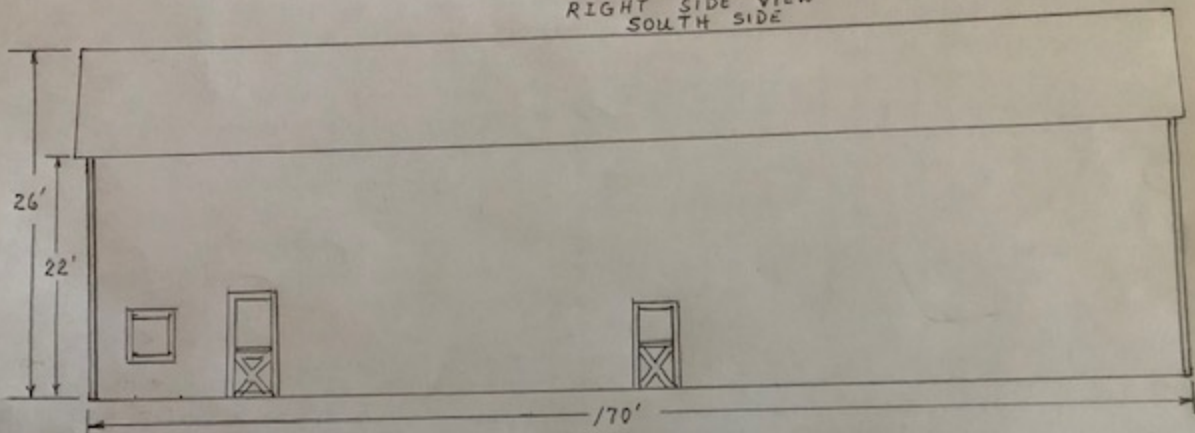
LEFT SIDE VIEW
NORTH SIDE



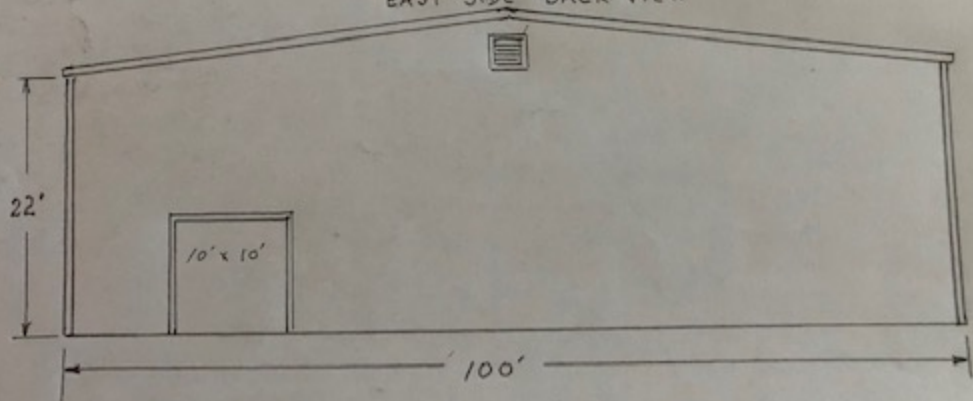
FRONT VIEW

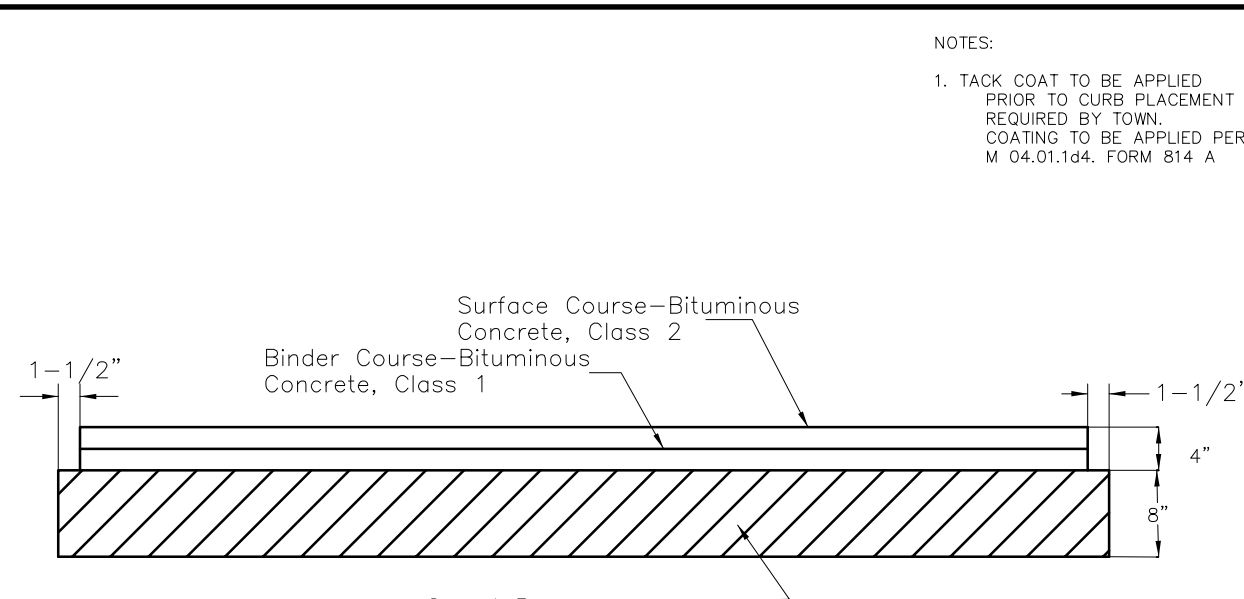


RIGHT SIDE VIEW
SOUTH SIDE

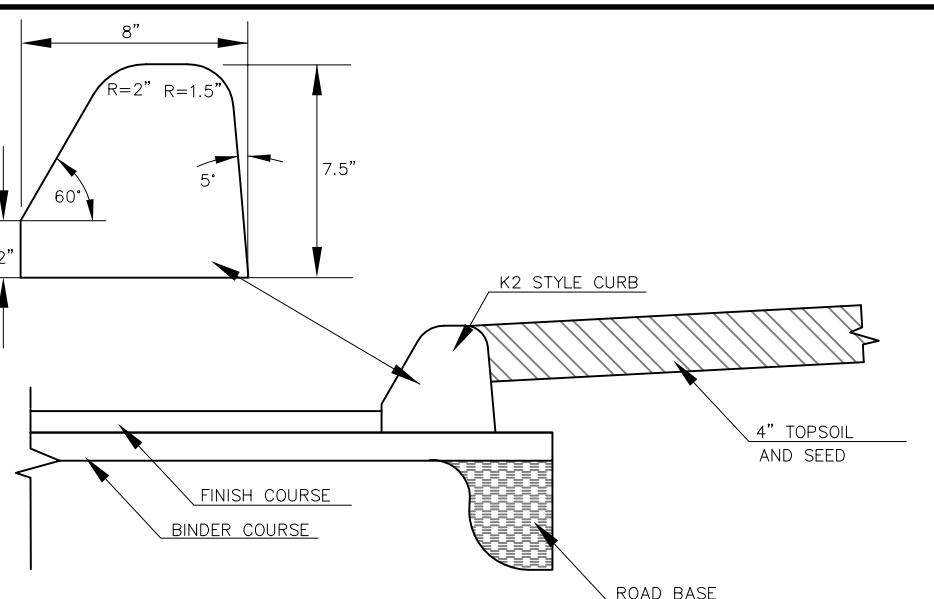


EAST SIDE BACK VIEW





Bituminous Concrete Parking Lot and Drive X-Section nts



TYPE "K2" BITUMINOUS CONCRETE LIP CURB SECTION NOT TO SCALE

ZONING ANALYSIS TABLE		
ZONING DISTRICT: GATEWAY DESIGN DISTRICT (GDD)		
(GAS STATION/C-STORE USE SUBJECT TO APPROVAL BY SITE PLAN APPROVAL)		
ZONE CRITERIA	REQUIRED	PROPOSED
MINIMUM LOT AREA	43,560 SQ. FT.	±40,551 SQ. FT.*
MINIMUM LOT FRONTAGE	50'-200'	±228.39'
MAXIMUM LOT COVERAGE	50% / 65%***	±60.0%***
MIN. FRONT YARD	50' / 25'***	±26.37'***
MINIMUM SIDE YARD	50'***	±37.2'
MINIMUM REAR YARD	50' / 25'***	±35.44'***
MINIMUM BUILDING FLOOR AREA	1,000 SQ. FT.	±3,080 SQ. FT.
MINIMUM BUILDING HEIGHT	40' TO RIDGE	±30.00'
MAXIMUM FUELING CANOPY AREA	3,500 SQ. FT.	±2,400 SQ. FT.
MAX. FUELING CANOPY SIZE (1 SIDE)	100'	±100.0'
FENCE / LANDSCAPING	MIN. 6' HIGH/LANDSCAPING	±6.00' FENCE/WOODED
MIN. DISTANCE BETWEEN CURB-CUTS	50'	±106.55'
MIN. CURB-CUT DISTANCE/SIDE YARD	25'	N/A
MIN. LANDSCAPE BUFFER/FRONT YD.	10'	±10.0'*
MIN. LANDSCAPE BUFFER/SIDE YD.	15'	±15.0'*
MAX. / MIN. PARKING SPACES	16 / 7	14

PARKING CRITERIA PROVIDED SIZE: 9'x18'

FREE STANDING RETAIL:
 MAX: 5 parking space for each 1,000 square feet of gross store floor area.
 3,040 SF / 5 PER 1,000 SF = 16 TOTAL SPACES MAXIMUM ALLOWED
 MIN: 2 parking space for each 1,000 square feet of gross store floor area.
 3,040 SF / 2 PER 1,000 SF = 7 TOTAL SPACES MAXIMUM ALLOWED

* INDICATES: EXISTING NON-COMPLYING FOR NOTED ITEM
 ** INDICATES: A VARIANCE MAY BE REQUIRED FOR NOTED ITEM
 *** INDICATES: A REDUCTION IN NOTED ITEM POSSIBLE IF APPROVED BY 4+ VOTES

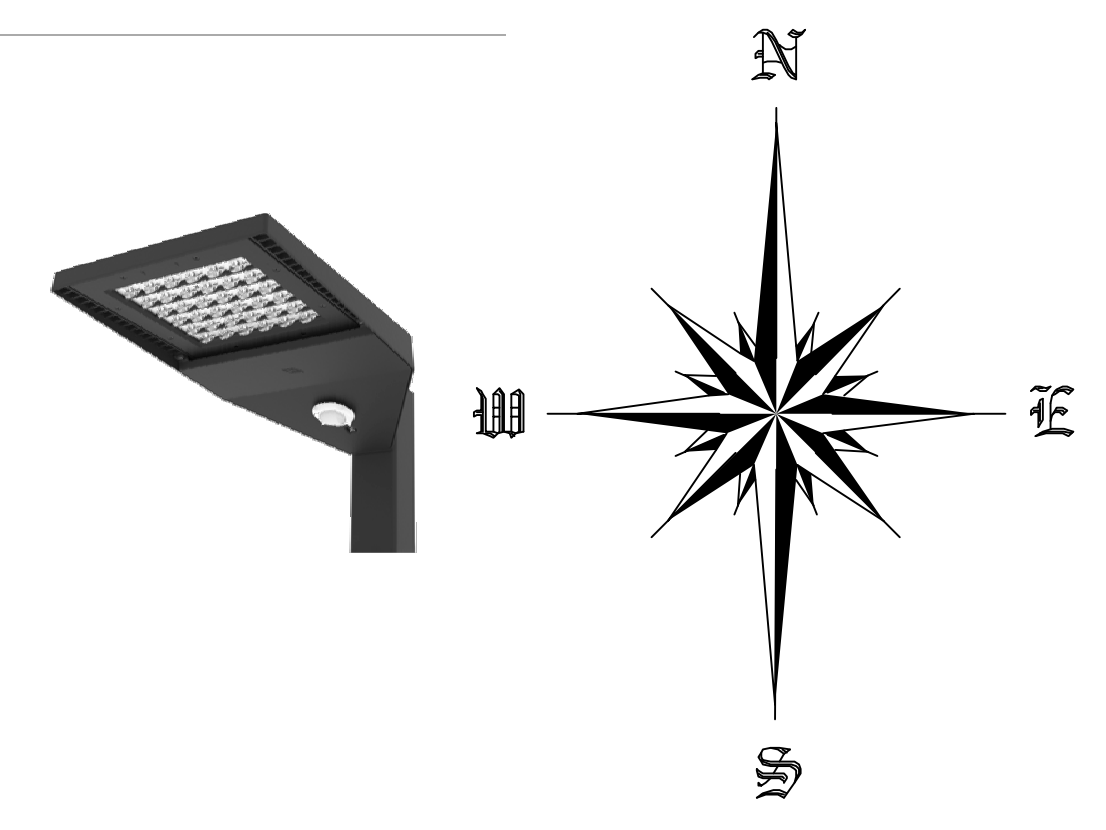
Legend

- Chain-link fence
- Utility Pole
- Vinyl fence
- Bollard
- U/G electroc svc
- U/G triphorse svc
- Sanitary lateral
- Lamp post
- Stockade fence
- canopy support
- monitor well
- metal beam rail
- water service
- street sign
- traffic light standard
- limit of wooded area
- contour

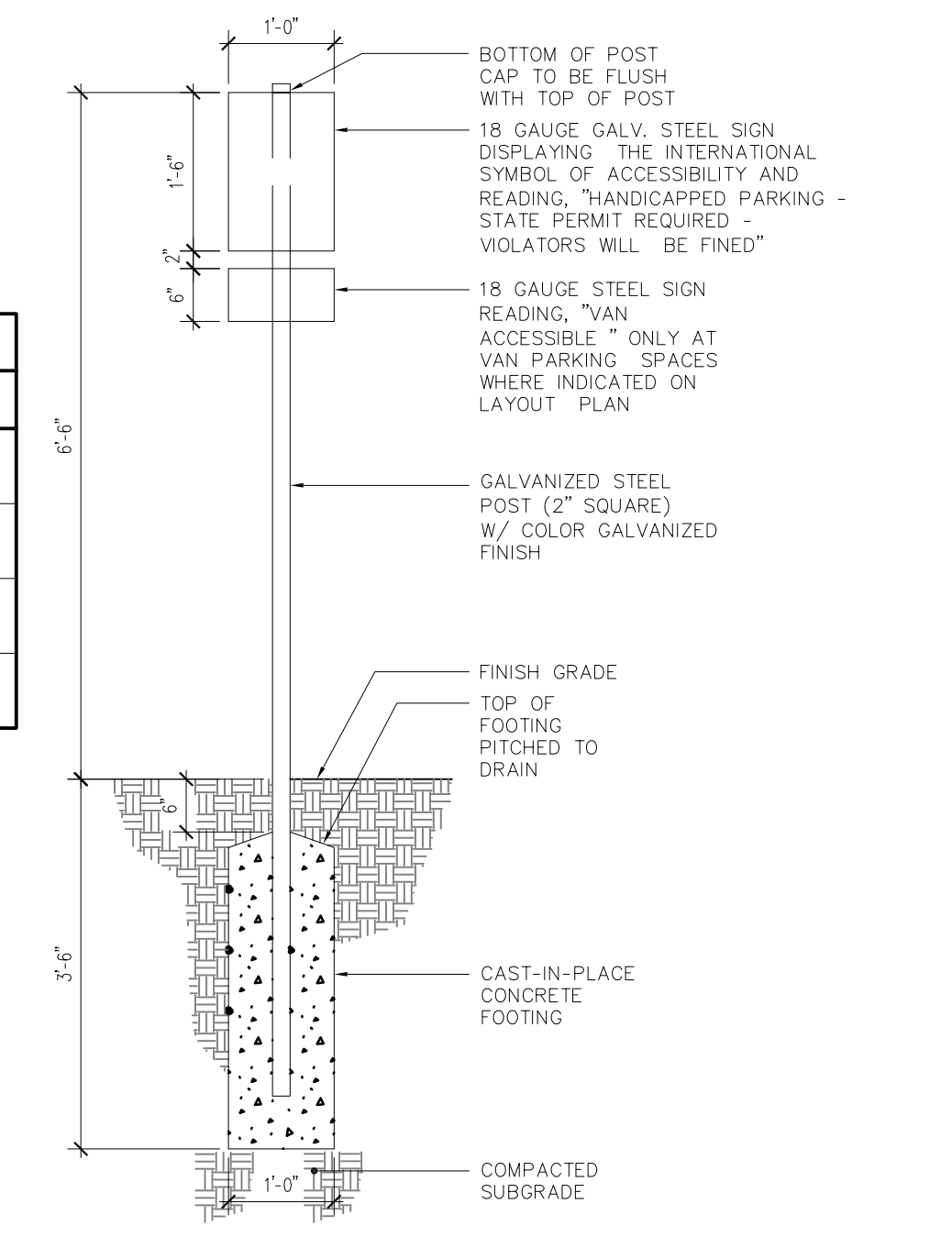
Slice Medium (SLM)
Outdoor LED Area Light



OVERVIEW	
Lumen Package	9,000 - 42,000
Wattage Range	69 - 390
Efficacy Range (LPW)	93 - 145
Weight (lbs/ea)	30 (13.6)

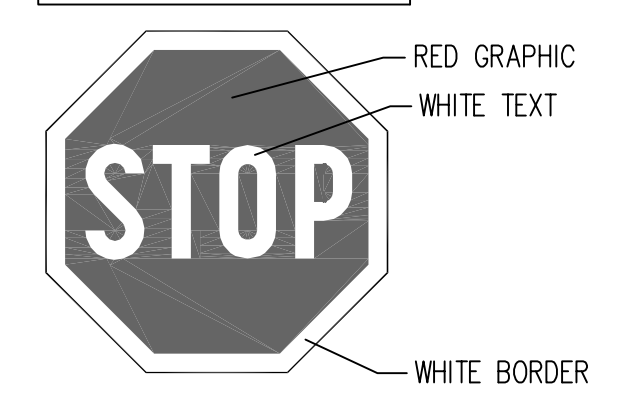


LANDSCAPE LEGEND					
KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE AT PLANTING
A	⬠	JUNIPER - ANDORRA COMPACTA	JUNIPERUS 'ANDORRA COMPACTA'	4	1 GAL.
B	⬠	SPIREA - DAKOTA GOLDCHARM	SPIRAEA JAPONICA 'MERTYANN'	2	2 GAL.
C	⬠	ORNAMENTAL GRASS	LIBERTIA GOLDFINGER	23	2 GAL.
D	⬠	ARBORVITAE	ARBORVITAE THUJA	15	15' TALL

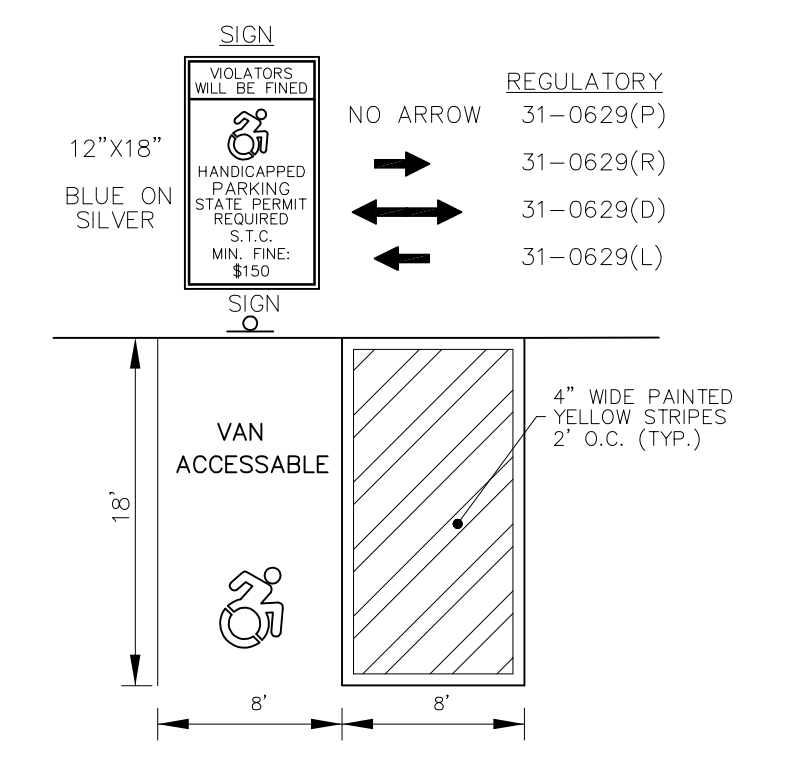
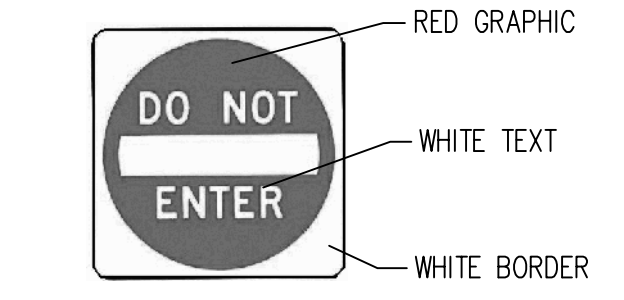


HANDICAP PARKING SIGN

STOP SIGN SHALL BE 24" W X 24" H



DO NOT ENTER SIGN SHALL BE 24" W X 24" H



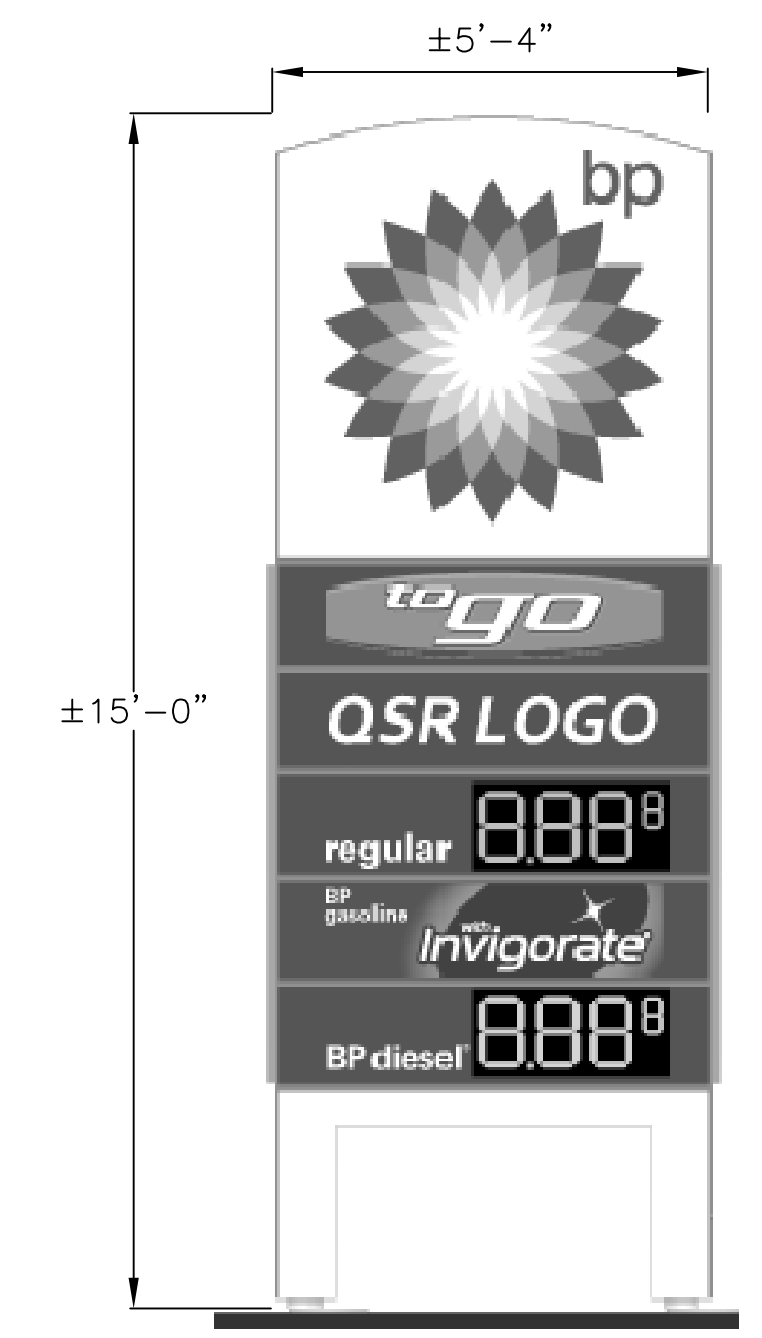
HANDICAPPED PARKING DETAIL (VAN ACCESSIBLE)

Scottsdale Vertex™ (SCV)
Petroleum Canopy LED Luminaire

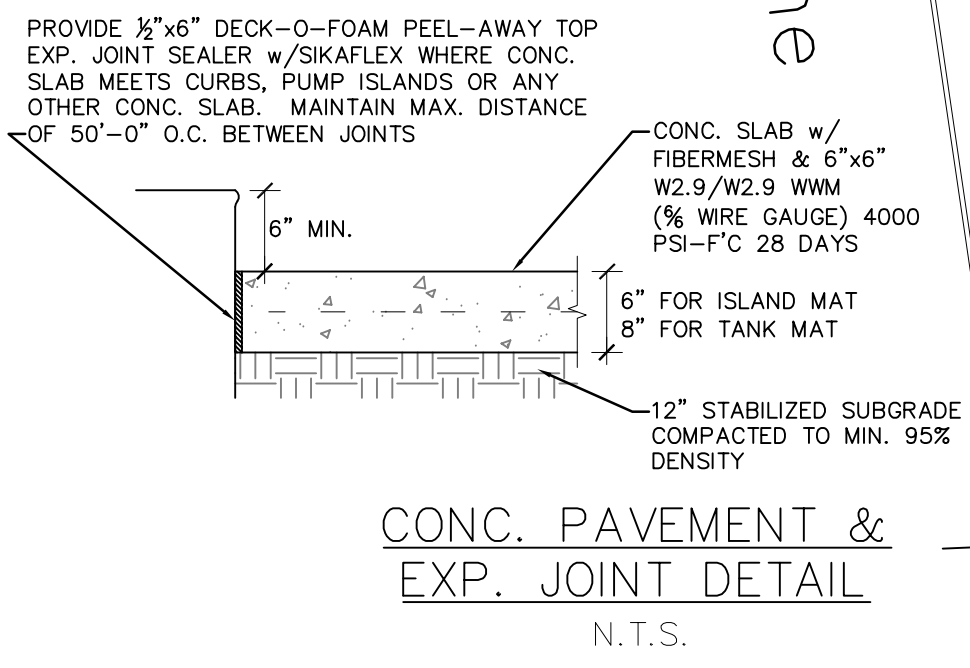
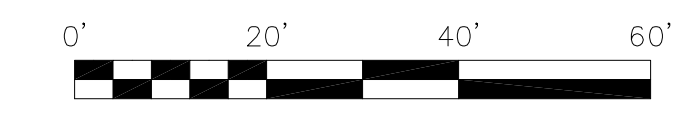
OVERVIEW	
Lumen Package	9,000 - 24,000
Wattage Range	66 - 192
Efficacy Range (LPW)	119 - 156
Weight (lbs/ea)	15 (6.8)



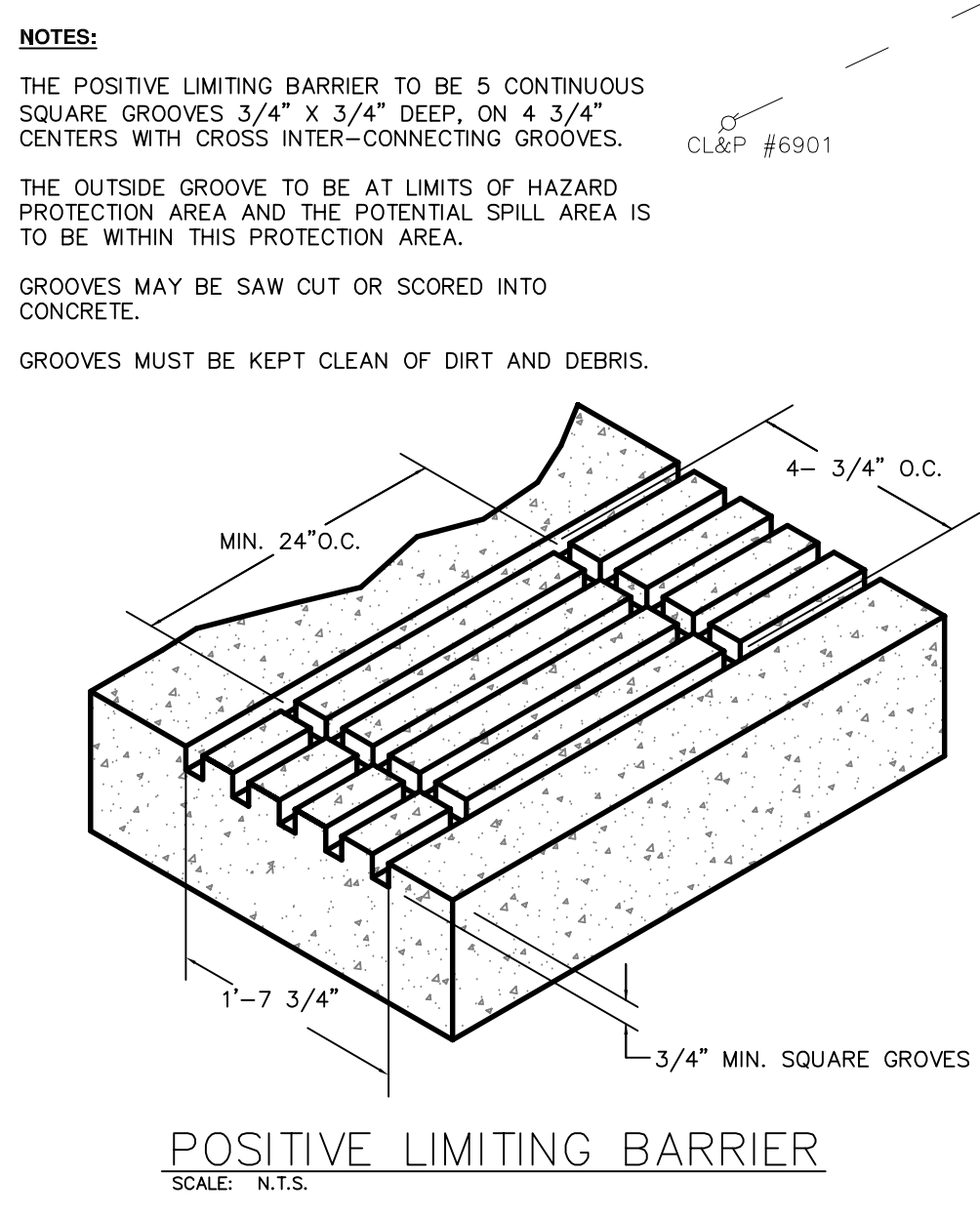
SITE PLAN prepared for:
SHAHANI, INC.
 53 E Industrial Rd #C-1
 Branford, Connecticut



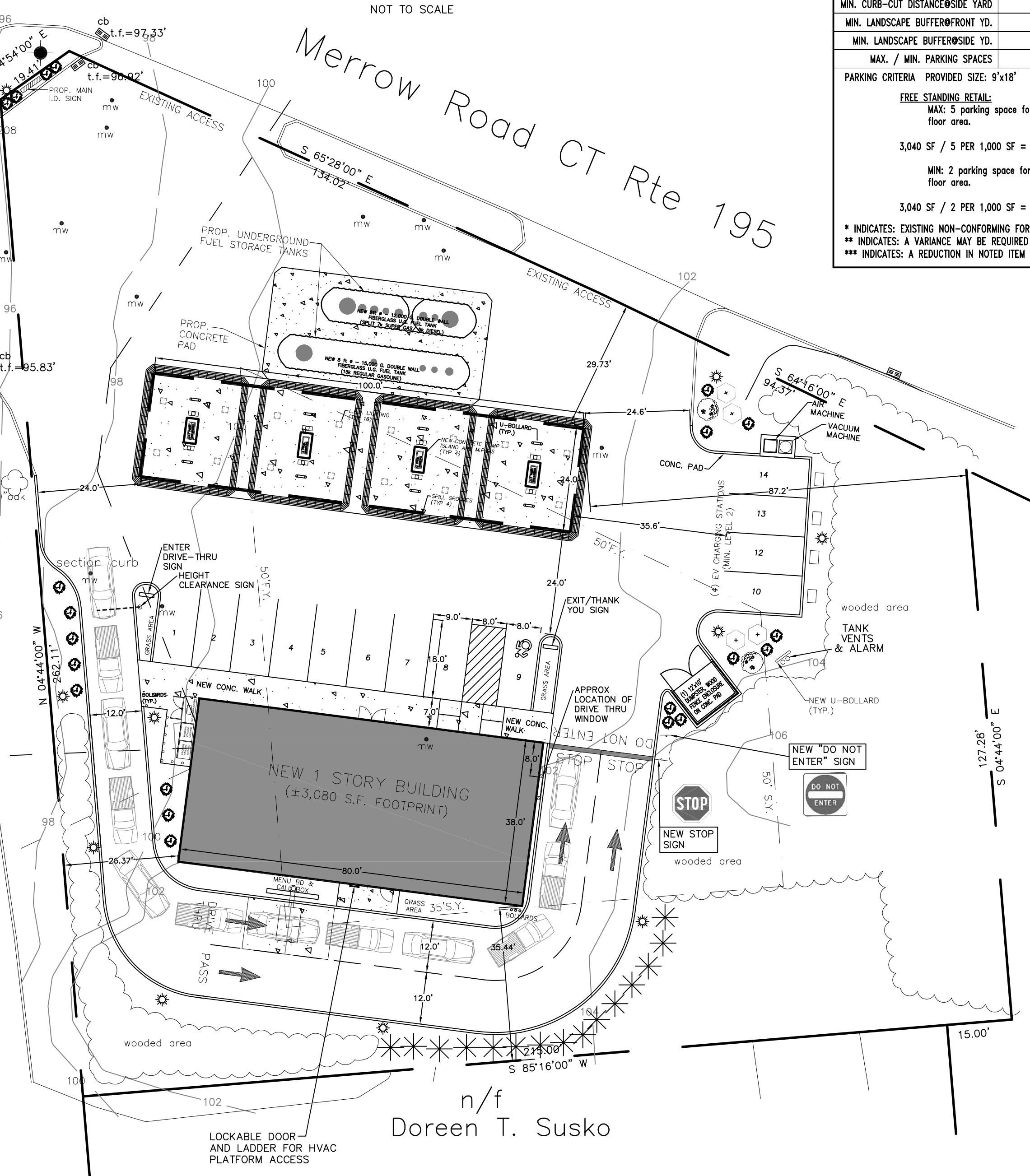
PROPOSED MAIN I.D. SIGN ELEVATION SCALE: N.T.S.



CONC. PAVEMENT & EXP. JOINT DETAIL N.T.S.

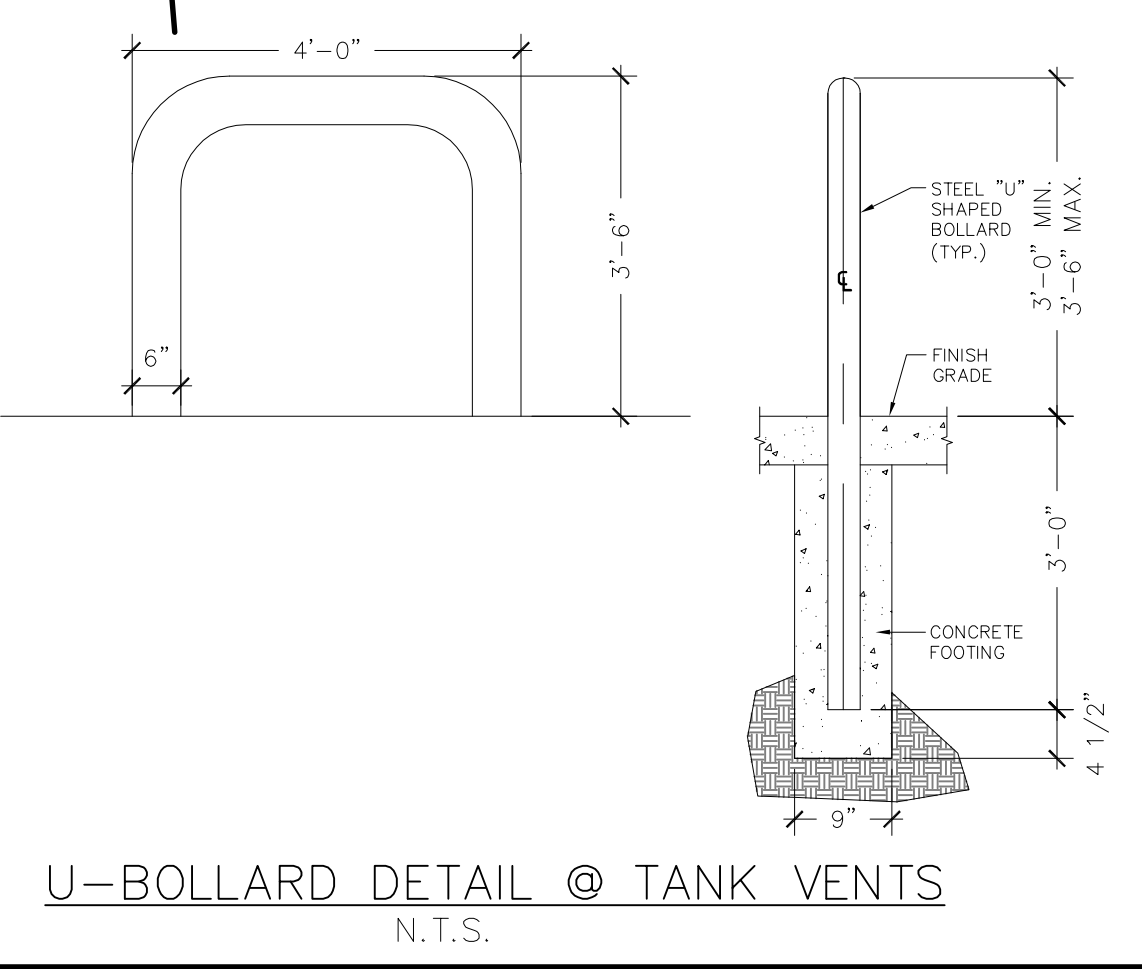


POSITIVE LIMITING BARRIER SCALE: N.T.S.



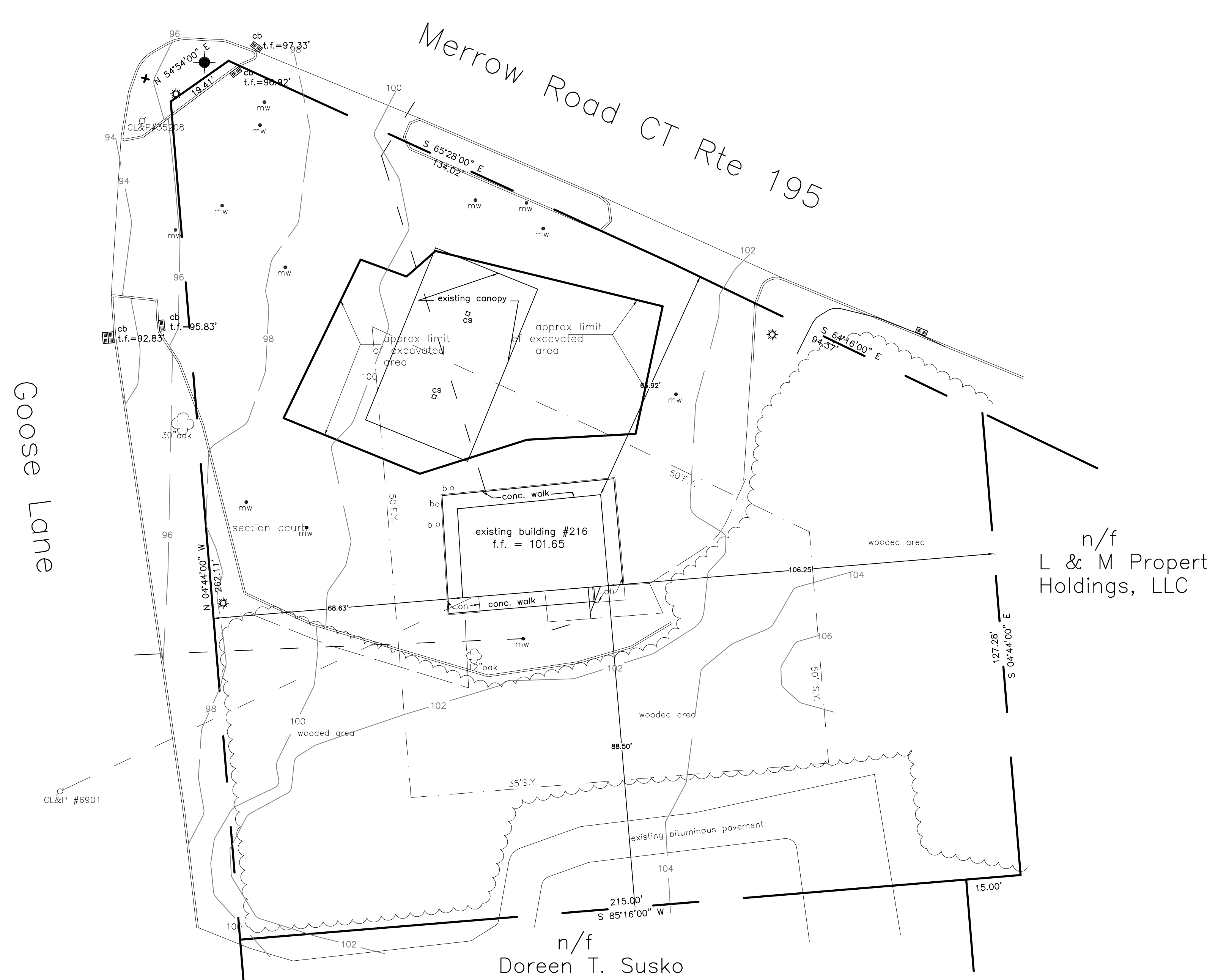
- Notes:
- This map was prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as included in the Standards of Surveys and Maps, revised 10-26-2018 and adopted by the Connecticut Association of Surveyors, Inc. Pursuant to these regulations, the Standard of Horizontal Accuracy is Class A-2 and Vertical Accuracy is Class T-2. The survey type is a Property Survey and the Boundary Determination Category is Dependent Resurvey.
 - The property is in the GDD Zone.
 - The area of the property = 40,551 sq.ft. = 0.93 ac.
 - A variance was gotten to increase the nonconformity of for Lot Area as per vol. 1342, pg 93, see map reference #3.
 - There is an easement to install and maintain guide railing and end anchor by the State of Connecticut by map reference #3.
 - Elevation Datum is assumed.

- Map References:
- Site Plan of Service Station, Tolland Connecticut, prepared for CAS TOWN, Inc., 1"=20', July 20, 1970, rev to 8/29/70, by Alfred E. Schindler
 - Connecticut Highway Department, Right of Way Map, Town of Tolland, Merrow Road from Tolland Center So. Easterly to the Coventry Town Line, scale: 1"=40', Oct. 31, 1939.
 - Town of Tolland, Map Showing Land to be Acquired from Leemits Petroleum, Inc., by the State of Connecticut, Department of Transportation, Reconstruction of Route 195.
 - Town of Tolland, San. Sewer Location from #216 Merrow Road aka Conn. Route 195, Nov. 2011, 1"=40' by Gardner & Peterson Associates, LLC



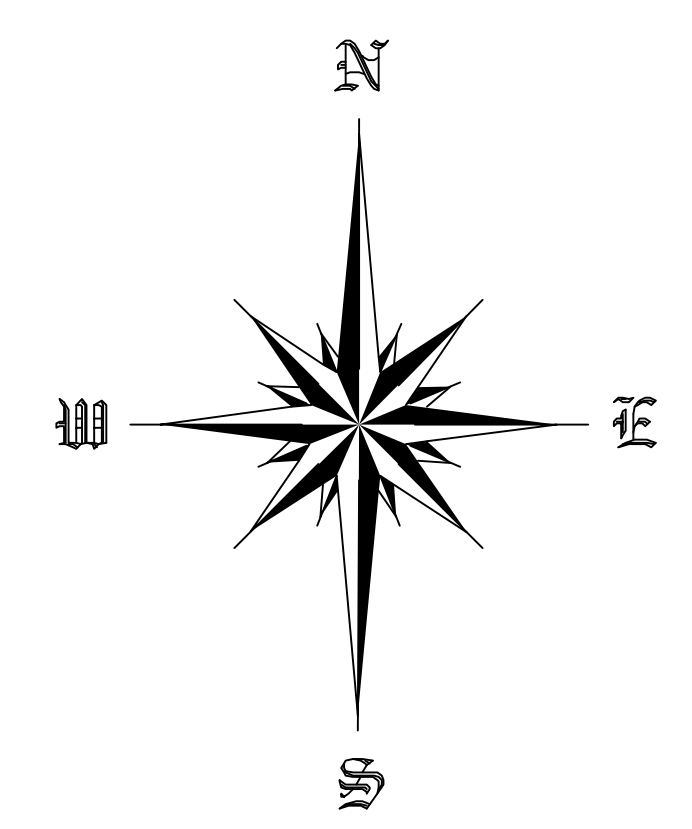
U-BOLLARD DETAIL @ TANK VENTS N.T.S.

North Star Surveying & Engineering LLC 99B Farmington Avenue West Hartford, CT 06107 890-233-6312		
DRAWN rpm	DATE 5/12/2021	
APPROVED	DATE	
SCALE 1" = 20'	SHEET	PROJECT NO. 1263



Legend

	Chain-link fence
	Utility Pole
	Vinyl fence
	Bollard
	U/G electroc svc
	U/G triphone svc
	Sanitary lateral
	Lamp post
	Stockade fence
	canopy support
	monitor well
	metal beam rail
	water service
	street sign
	traffic light standard
	limit of wooded area
	contour



n/f
L & M Property
Holdings, LLC

n/f
Doreen T. Susko

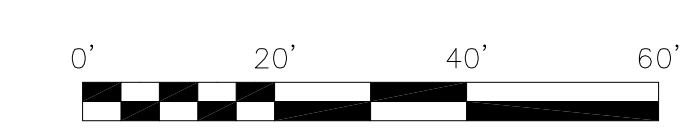
Property Survey/Dependent Resurvey
prepared for:
SHAHANI, INC.
53 E Industrial Rd #C-1
Branford, Connecticut

- Notes:
- This map was prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as included in the Standards of Surveys and Maps, revised 10-26-2018 and adopted by the Connecticut Association of Surveyors, Inc. Pursuant to these regulations, the Standard of Horizontal Accuracy is Class A-2 and Vertical Accuracy is Class T-2. The survey type is a Property Survey and the Boundary Determination Category is Dependent Resurvey.
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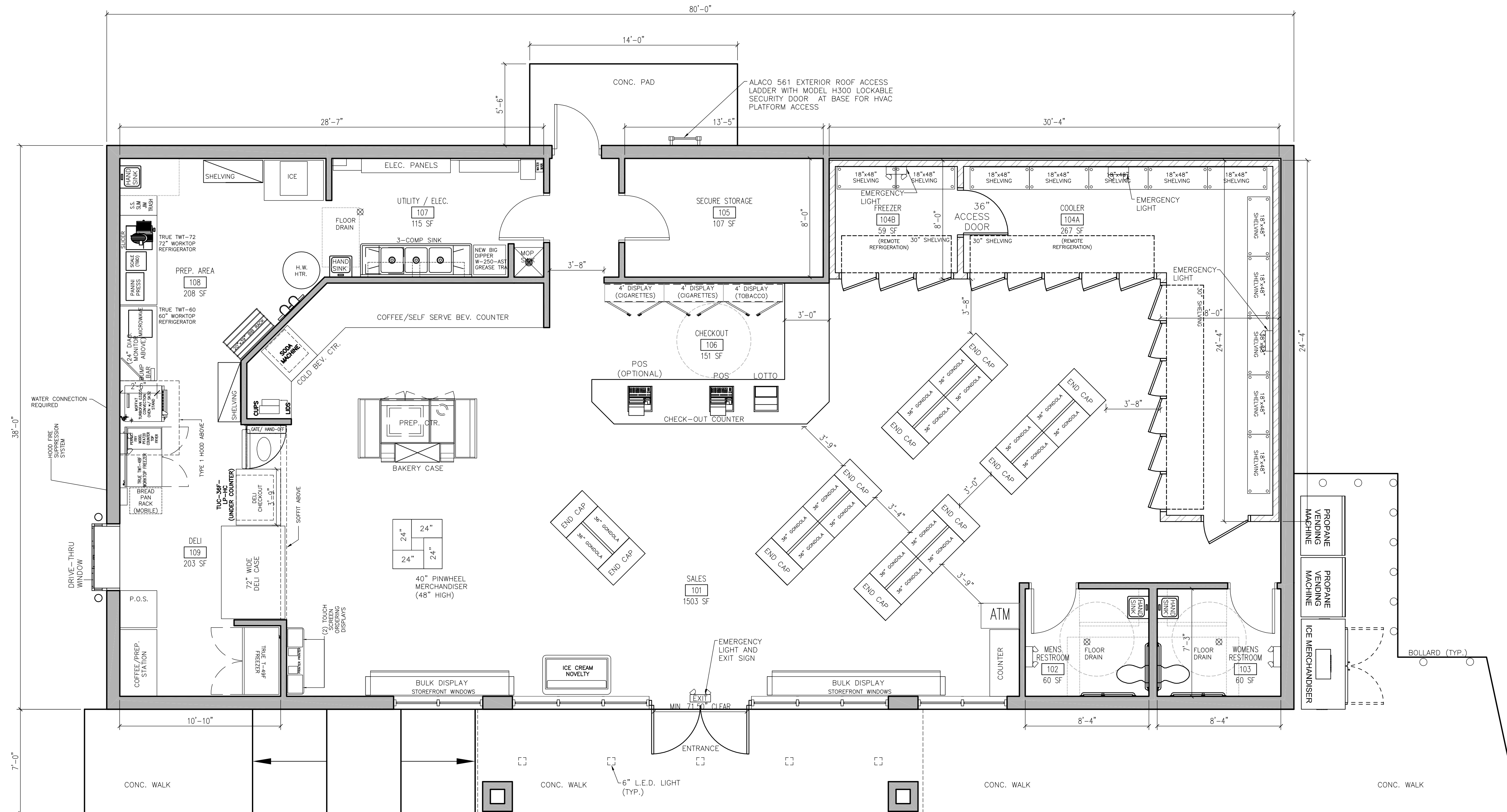
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 - Town of Tolland, San. Sewer Location from #216 Merrow Road aka Conn. Route 195, Nov. 2011, 1"=40' by Gardner & Peterson Associates, LLC

To my knowledge and belief, this map is substantially correct as noted hereon.

Richard P. Martel Lic. No. 12882



North Star Surveying & Engineering LLC 998 Farmington Avenue West Hartford, CT 06107 890-233-6312		
DRAWN rpm	DATE 05/06/20	rev. 8\11\20 add topography
APPROVED	DATE	
SCALE 1" = 20'	SHEET	PROJECT NO. 1263



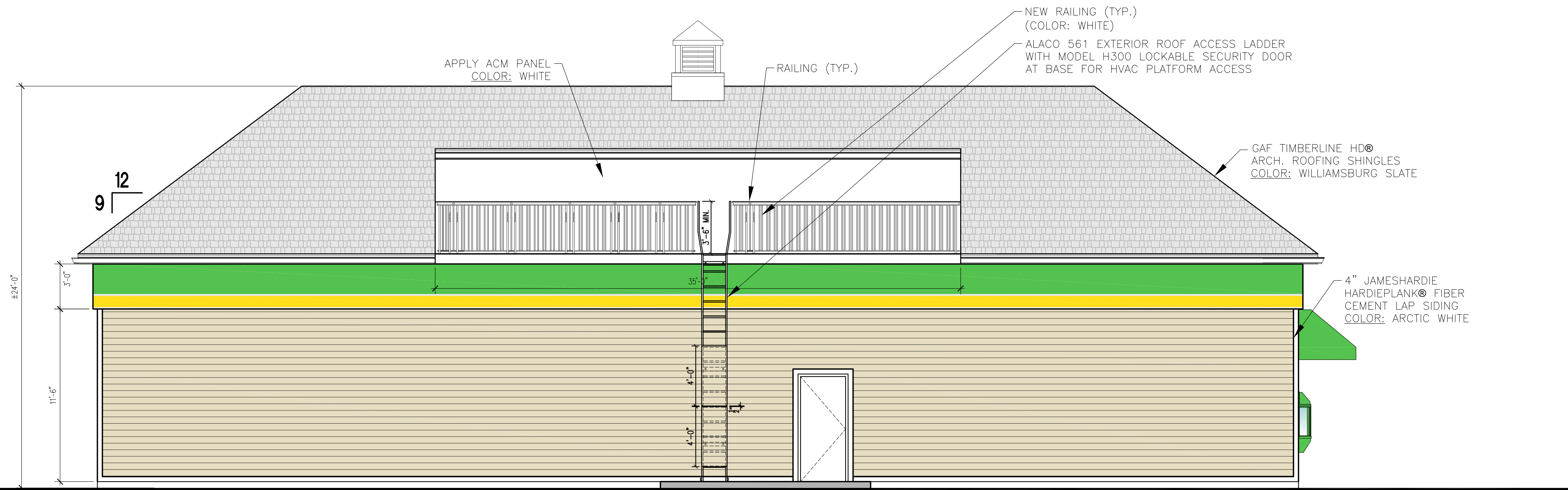
1 PROPOSED CONCEPTUAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

DRAWN: RK	CHECKED: RK	
NOTES:		
NO.	REVISION/ISSUE	DATE
SEALS:		
ARCHITECT:		
 Ramiz Khoda Consulting & Design, LLC 19046 BRUCE B. DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL.: (860) 880-1786		
OWNER:		
SHAHANI INC. 53 E. INDUSTRIAL ROAD - #C-1 BRANFORD, CT 06405 (203) 483-6464		
APPLICANT:		
SHAHANI INC. 53 E. INDUSTRIAL ROAD - #C-1 BRANFORD, CT 06405 (203) 483-6464		
PROJECT:		
NEW FUELING STATION AND CONVENIENCE STORE 216 MERROW ROAD TOLLAND, CT 06084		
DRAWING TITLE:		
PROPOSED CONCEPTUAL FLOOR PLAN		
RKCD PROJECT #:	DRAWING NO.	
20-12	A-101	
ISSUE DATE:		
5/12/2021		
SCALE:		
AS NOTED		

THIS DRAWING IS TO BE UTILIZED FOR CONCEPT PLANNING PURPOSES ONLY AND IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.



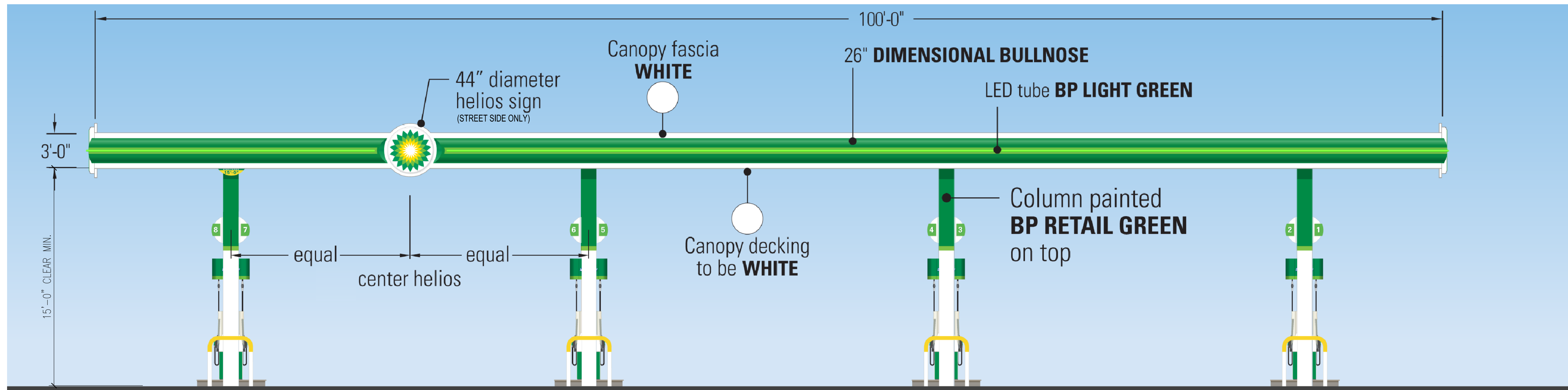
1 PROPOSED BUILDING ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



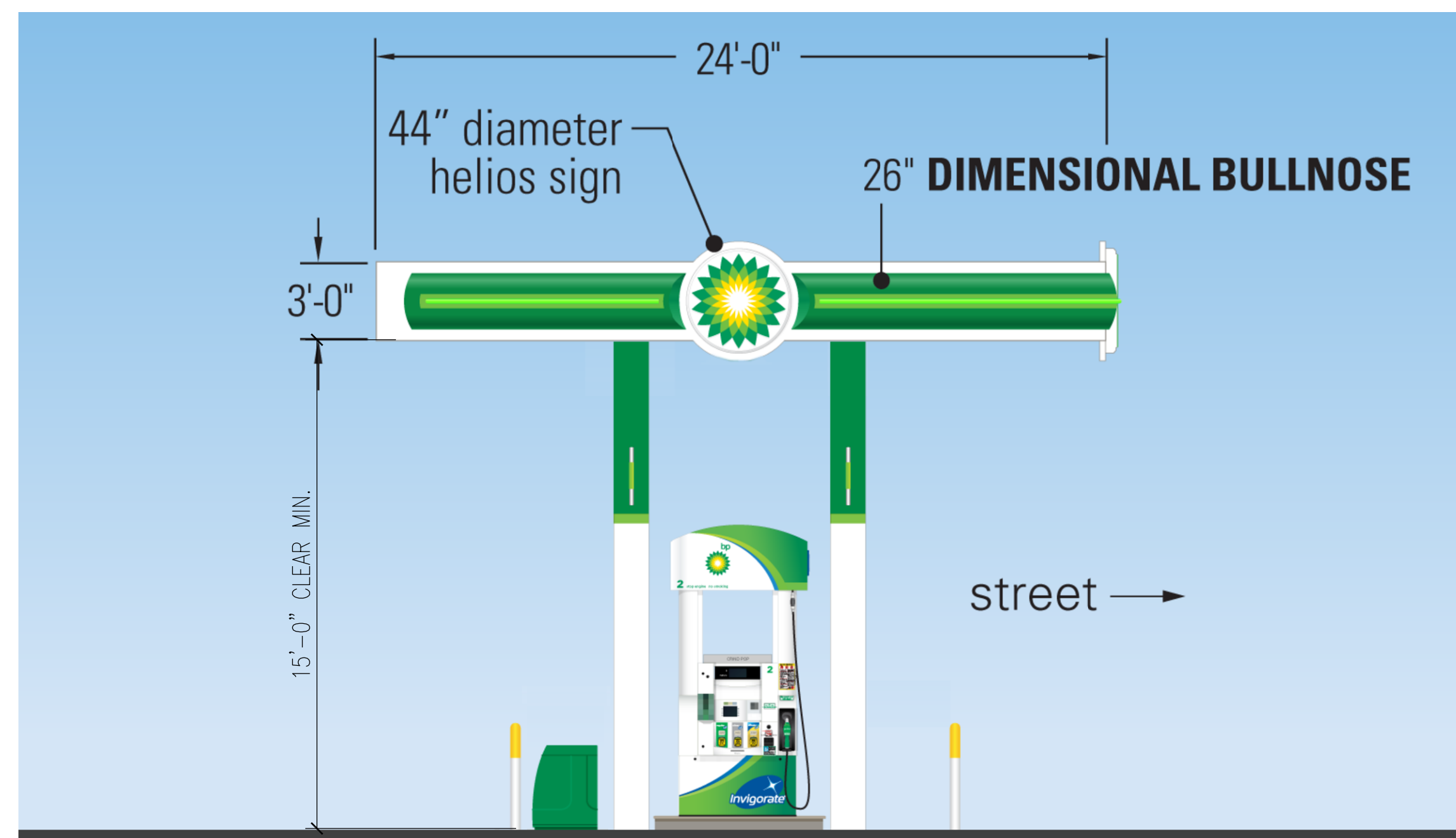
2 PROPOSED BUILDING ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

THIS DRAWING IS TO BE UTILIZED FOR CONCEPT PLANNING PURPOSES ONLY AND IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

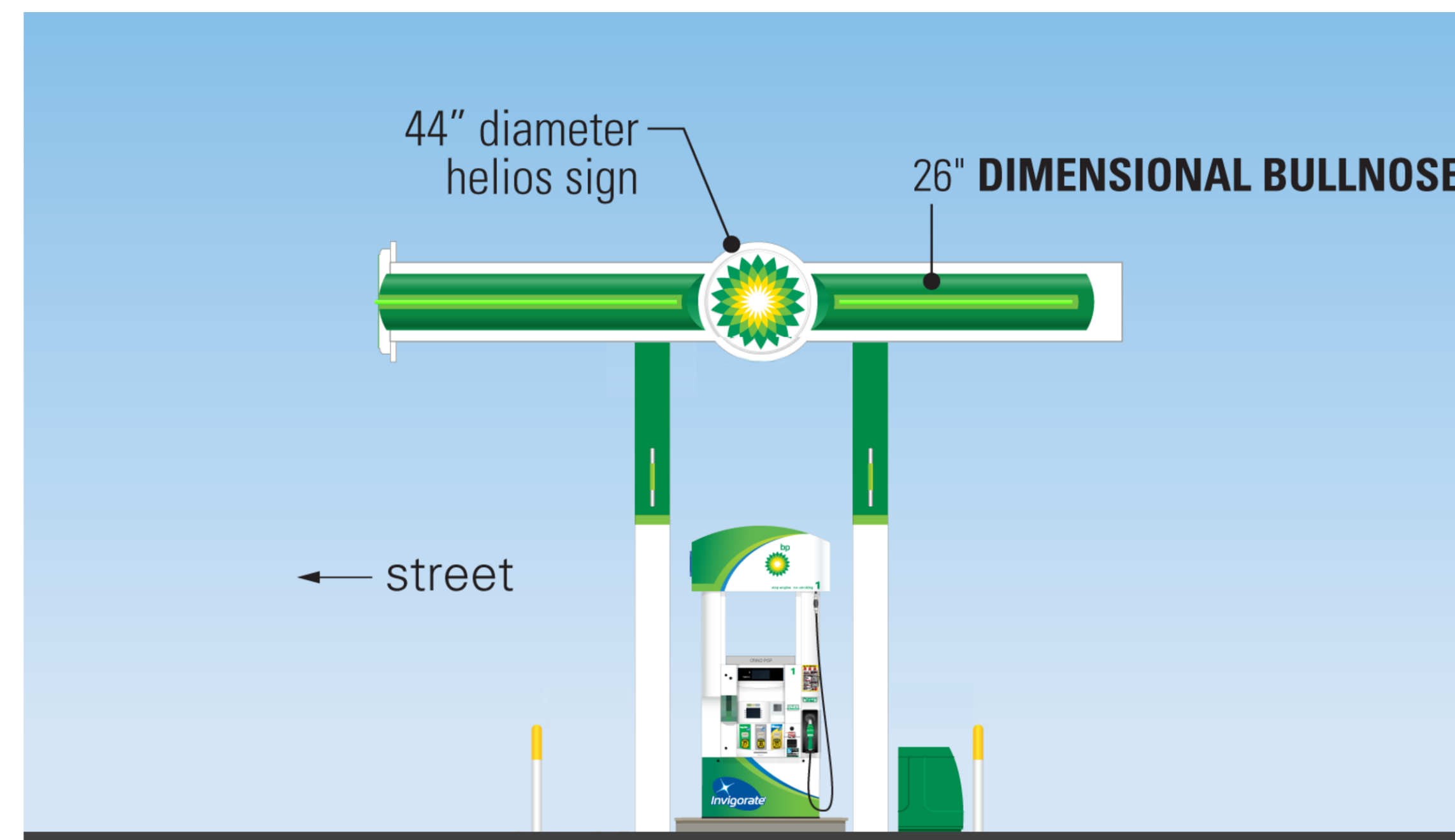
DRAWN: RK	CHECKED: RK	
NOTES:		
NO.	REVISION/ISSUE	DATE
SEALS:		
ARCHITECT:		
 Ramiz Khoda Consulting & Design, LLC 19046 BRUCE B. DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL.: (860) 880-1786		
OWNER:		
SHAHANI INC. 53 E. INDUSTRIAL ROAD - #C-1 BRANFORD, CT 06405 (203) 483-6464		
APPLICANT:		
SHAHANI INC. 53 E. INDUSTRIAL ROAD - #C-1 BRANFORD, CT 06405 (203) 483-6464		
PROJECT:		
NEW FUELING STATION AND CONVENIENCE STORE 216 MERROW ROAD TOLLAND, CT 06084		
DRAWING TITLE:		
PROPOSED CONCEPTUAL BUILDING ELEVATIONS		
RKCD PROJECT #:	DRAWING NO.	
20-12	A-201	
ISSUE DATE:	SCALE:	
5/12/2021	AS NOTED	



1 PROPOSED CONCEPTUAL FUELING CANOPY ELEVATION (FRONT/REAR OPP. HAND)
SCALE: 1/4" = 1'-0"



3 PROPOSED CONCEPTUAL FUELING CANOPY ELEVATION (RIGHT)
SCALE: 1/4" = 1'-0"



4 PROPOSED CONCEPTUAL FUELING CANOPY ELEVATION (LEFT)
SCALE: 1/4" = 1'-0"

THIS DRAWING IS TO BE UTILIZED FOR CONCEPT PLANNING PURPOSES ONLY AND IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

DRAWN: RK		CHECKED: RK	
NOTES:			
NO.	REVISION/ISSUE	DATE	
SEALS:			
ARCHITECT:			
 Ramiz Khoda Consulting & Design, LLC 19046 BRUCE B. DOWNS BLVD - SUITE #167 TAMPA, FL 33647 TEL.: (860) 880-1786			
OWNER:			
SHAHANI INC. 53 E. INDUSTRIAL ROAD - #C-1 BRANFORD, CT 06405 (203) 483-6464			
APPLICANT:			
SHAHANI INC. 53 E. INDUSTRIAL ROAD - #C-1 BRANFORD, CT 06405 (203) 483-6464			
PROJECT:			
NEW FUELING STATION AND CONVENIENCE STORE 216 MERROW ROAD TOLLAND, CT 06084			
DRAWING TITLE:			
PROPOSED CONCEPTUAL FUELING CANOPY ELEVATIONS			
RKCD PROJECT #:		DRAWING NO.	
20-12		A-203	
ISSUE DATE:			
5/12/2021			
SCALE:			
AS NOTED			



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

MEMO

TO: Design Advisory Board

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

DATE: July 27, 2022

RE: Planning and Zoning Commission Meeting

The Planning and Zoning Commission would like to meet with the Design Advisory Board during an upcoming PZC meeting. The following are future PZC meeting dates:

1. August 22
2. September 12
3. September 26
4. October 17
5. October 24

Design Advisory Board

Meeting Minutes

21 Tolland Green, Level 2, Conference Room B, Tolland, Connecticut

Thursday, April 7, 2022

Members Present: Sudhakar Nagardeolekar (Chair), Vikas Nagardeolekar (Vice Chair), Bill Byers, Kimberly Rogers

Others Present: David Corcoran (Director of Planning & Development), Kevin Santini, Eric Santini, Eric Santini Sr.,

S. Nargardeolekar called the meeting to order at 6:35 PM

10 Fieldstone Commons – Applicant: Fieldstone Ridge, LLC – Review of Landscaping and Building Design.

The 10 Fieldstone Commons application was discussed. The applicant Fieldstone Ridge, LLC for the 10 Fieldstone project made detail presentation. The Drawings presented for review at this meeting met the criteria set by the Design Advisory Board. In general, the project design as presented to DAB, is satisfactory. DAB reviewed in detail following additional items.

- 1) Detail review of proposed landscaping.
- 2) Review of proposed Building material samples and color co-ordination.

Approve Minutes – March 3, 2021 Regular Meeting

V. Nagardeolekar moved and K. Rogers seconded to approve the minutes.

The meeting was adjourned at 7:50 PM.

Respectfully Submitted,

David Corcoran, Director of Planning and Development