

**Special Meeting Agenda**  
**Tolland Design Advisory Board**  
**21 Tolland Green, Tolland, Connecticut**  
**Thursday, August 10, 2023 at 7:00 p.m., 2<sup>nd</sup> floor, Conference Room C**

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1. Call to Order
2. New Business
  - 2.1. Review of ADA Improvements on the Tolland Green as requested by the Planning and Zoning Commission.
3. Old Business
4. Approve Minutes – July 13, 2023 Special Meeting
5. Other Business
6. Adjournment

PREPARED FOR:  
 TOWN OF  
 TOLLAND

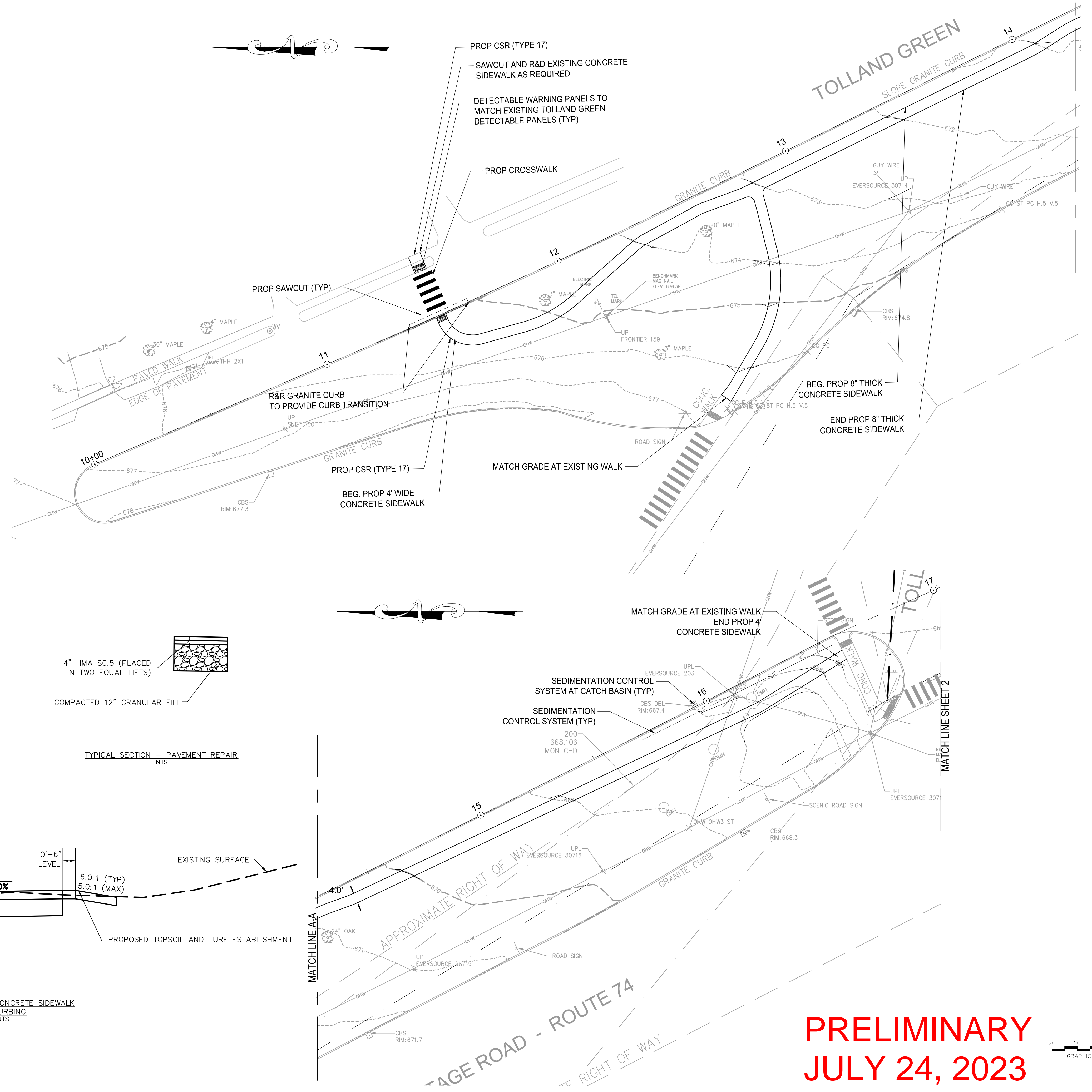
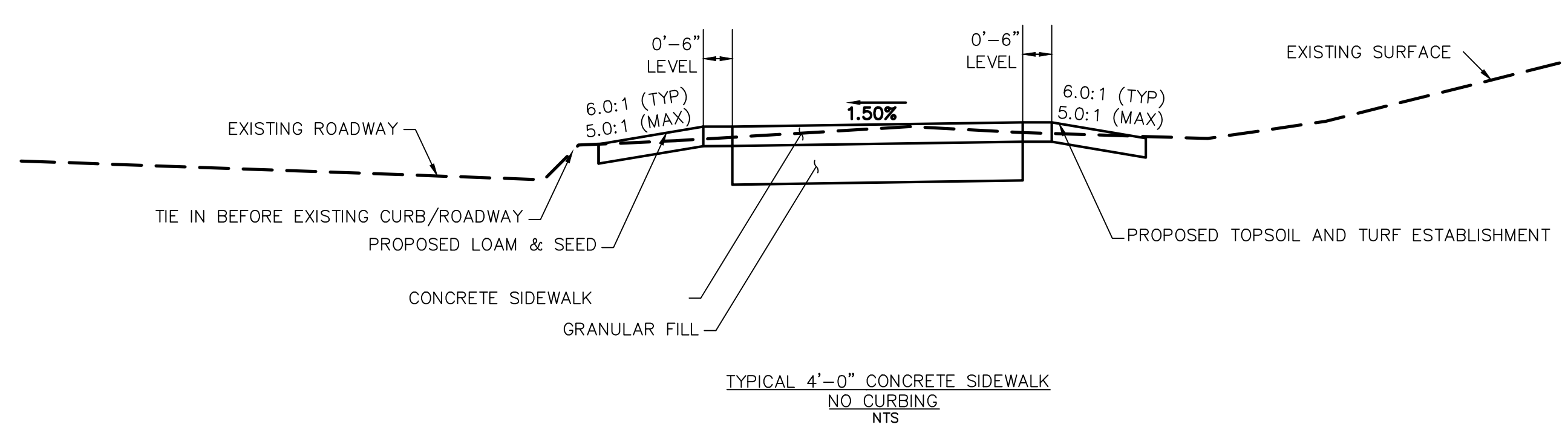
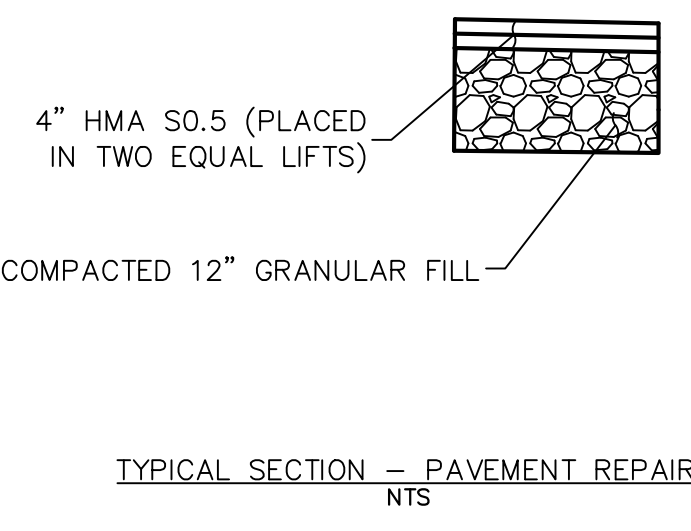
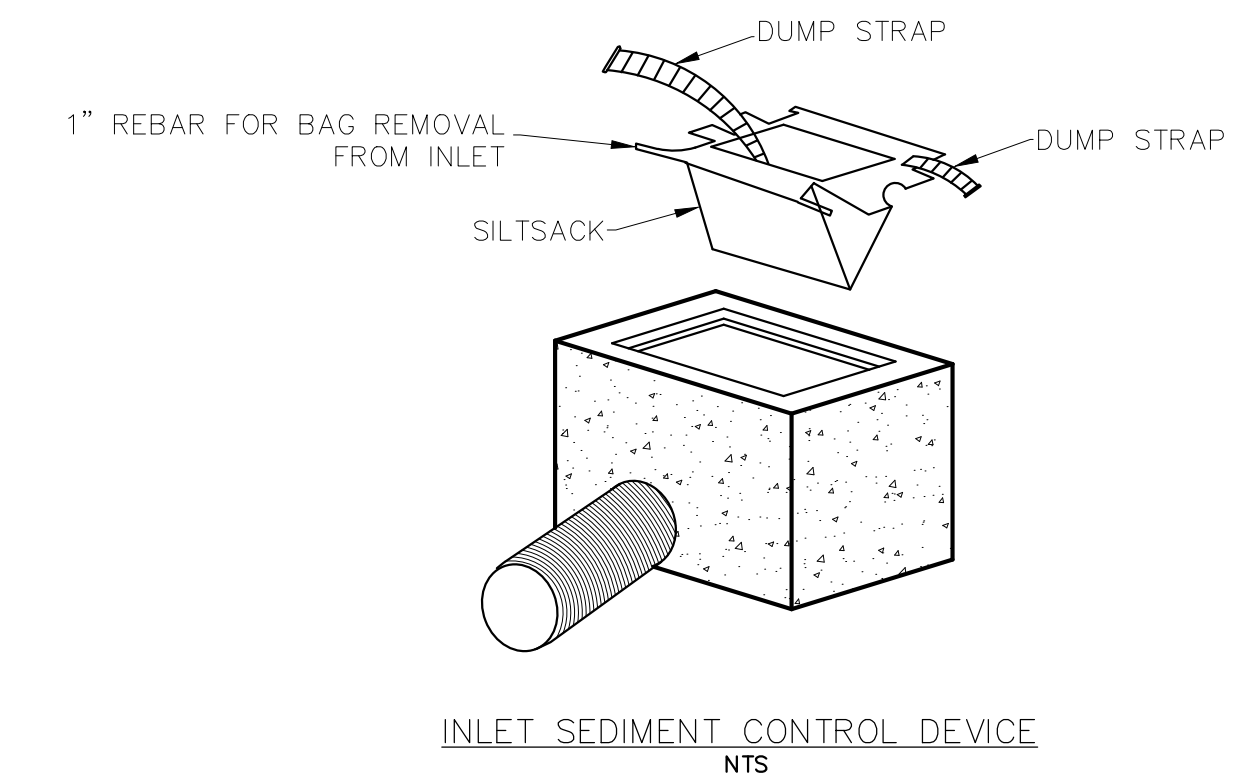
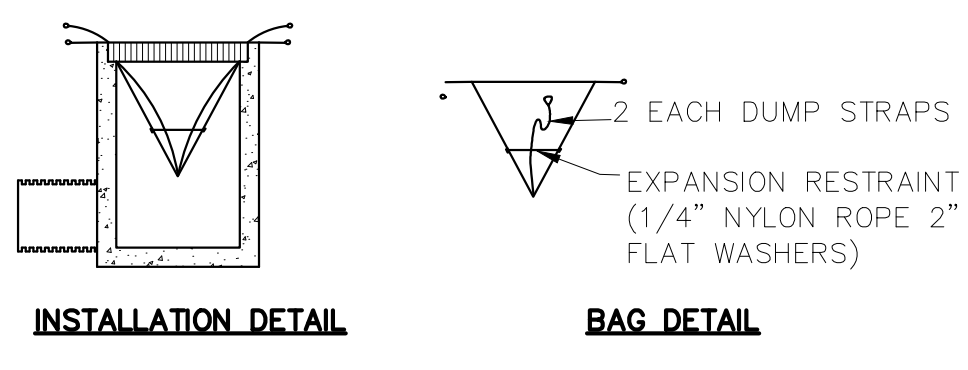
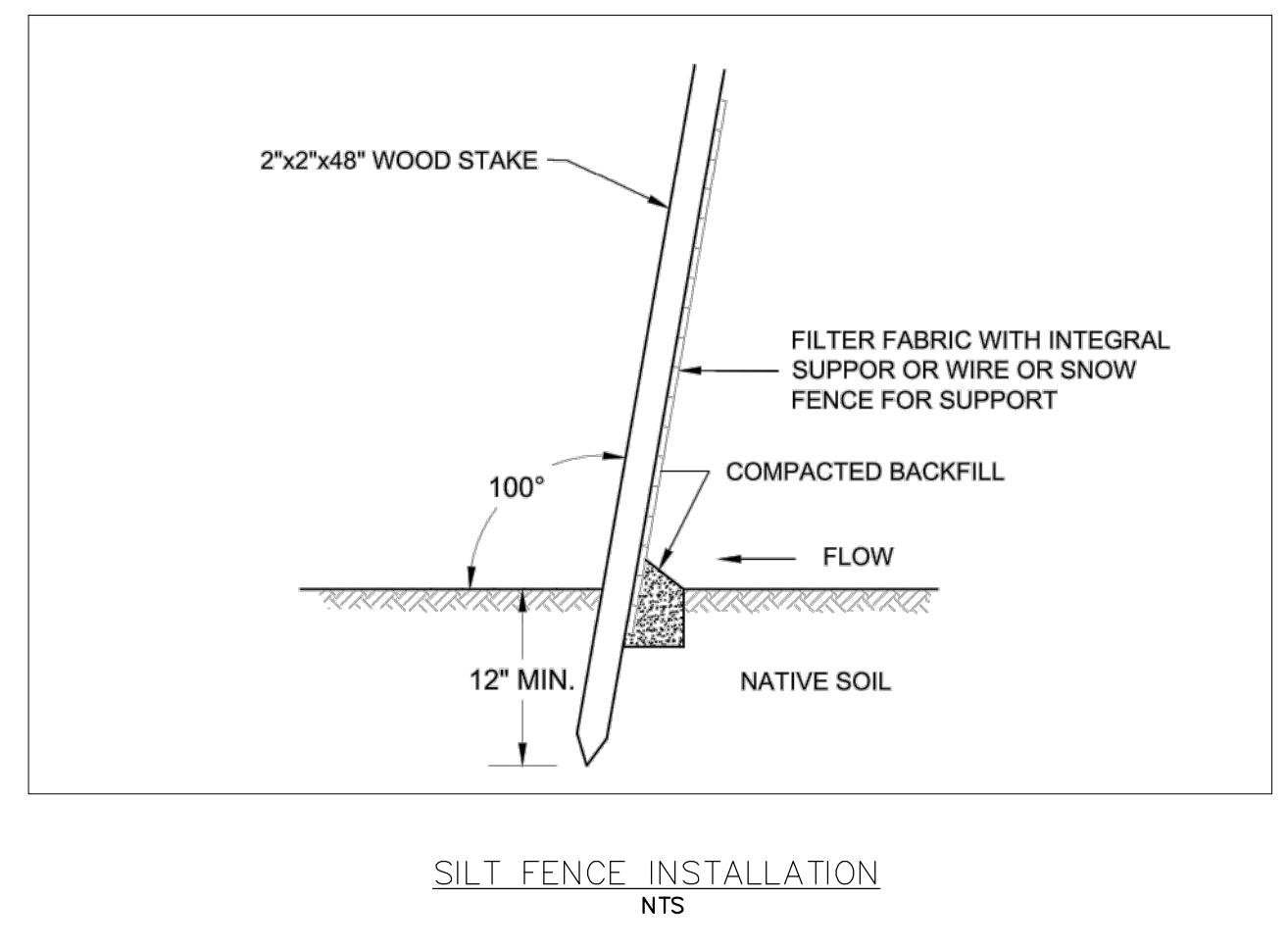
PROJECT LOCATION:  
 TOLLAND GREEN  
 SIDEWALK CONSTRUCTION

No.	Submittal / Revision	App'd.	By	Date

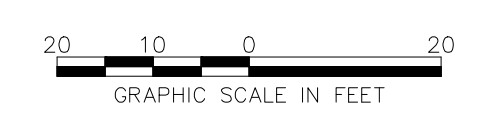
NORTH GREEN PLAN

Designed By: GPR/CEE	Drawn By: GPR	Checked By: CEE
Issue Date: 07/24/2023	Project No: 80817	Scale: 1" = 20'

Drawing No.:  
 SHEET 3 OF 8



**PRELIMINARY**  
**JULY 24, 2023**



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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR USE IN ANY WAY, IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING, SIGNER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL SIGN THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

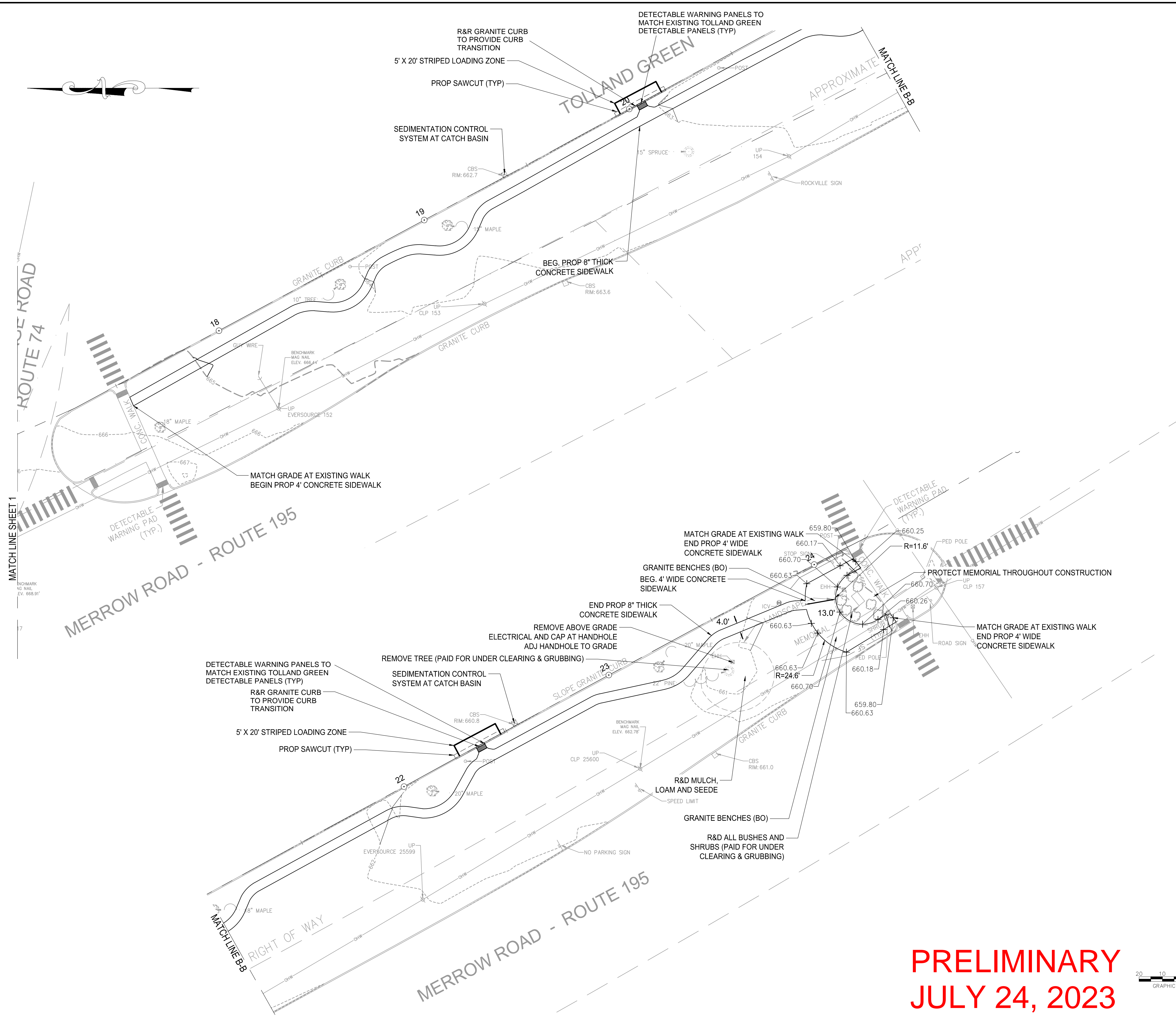
PROJECT LOCATION:  
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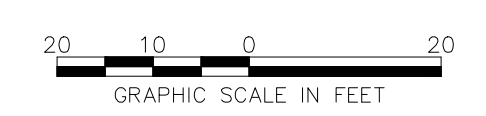
SOUTH GREEN PLAN

Designed By: GPR/CEE	Drawn By: GPR	Checked By: CEE
Issue Date: 07/24/2023	Project No: 80817	Scale: 1" = 20'

Drawing No.:  
 SHEET 4 OF 8



**PRELIMINARY**  
**JULY 24, 2023**



# **Tolland Design Advisory Board**

## **Special Meeting Minutes—July 13, 2023**

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### **1. Call to Order**

S. Nargardeolekar called the meeting to order at 7:02pm

**Members Present:** S. Nargardeolekar, (Chair) V.Nargardeolekar (Vice Chair), Kimberly Rogers, Cheryl Nicholas, William Byers

**Staff Present:** Michael D’Amato, Planning & Development

### **2. New Business**

#### **2.1. 33 Fieldstone Commons – Proposed 2,400 sq.ft. restaurant with drive-through.**

**Applicant: Prospect Enterprises, LLC.**

S. Nargardeolekar asked the applicant to quickly review the submitted materials, including the site plan and building elevations that were presented during the June meeting. Gregg Nanni of Prospect Enterprises briefly summarized the application and the revisions to the application following the previous meeting in June. Paul Vitaliano with VHB presented the site plan and outlined the specific revisions that had been made in response to the comments provided by the Board during the June meeting. Keith Bettencourt of BKA Archtiects then spoke the changes that had been made to the exterior of the building, including changes to the façade color and materials and building’s roofline. He also outlined changes made to the building elevation that is proposed to face toward Merrow Rd.

The Board held a general discussion with the applicant regarding the revisions and expressed their appreciation for the revisions to the plans being reflective of their previous comments. Overall, the Board felt the revised plans had been dramatically improved and were generally compliant with the guidelines identified within the Zoning Regulations. The Board agreed that the site would be beneficial to the Town and compliment the existing development.

### **3. Old Business**

None

### **4. Approve Minutes – June 1, 2023**

B. Byers made a motion to approve the minutes as presented. Second by C.Nicholas. Motion passed unanimously.

### **5. Other Business**

The Board members inquired as to the status of several projects in Town, including College View Village and Fieldstone Ridge. M.D’Amato provided a brief update for each project based upon the information that was available to the Planning & Development office.

### **6. Adjournment**

S.Nargardeolekar adjourned the meeting at 7:47pm.

Respectfully Submitted,

Michael D’Amato  
Planning & Development