Agenda

Tolland Planning & Zoning Commission

21 Tolland Green, Tolland, Connecticut Monday, October 30, 2023 at 7:00 p.m., 6th floor – Council Chambers

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Seating of Alternate(s)
- 4. Additions to Agenda
- **5. 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.
- 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.
- 7. New Business
 - 7.1. 65 Kingsbury Avenue– Change of Use Determination
- 8. Old Business
 - 8.1. Possible Action on PZC #23-14
 - 8.2. TCZ Discussion
- 9. Reports
 - 9.1. Town Council Liaison
 - 9.2. Economic Development Liaison
 - 9.3. Capitol Region Council of Governments
 - 9.4. Zoning Enforcement Report
 - 9.5. Planning Update
- 10. Other Business
- 11. Correspondence
- 12. Public Participation
- **13. Approval of Minutes** October 16, 2023 Regular Meeting
- 14. 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.

Legal Notice Public Hearing

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, October 30, 2023 commencing at 7:00 p.m., to hear and discuss the following:

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.

A copy of this application is 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: Monday, October 16, 2023 and Thursday, October 26, 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 a	re you proposing to amend?			
√ Zoning Re	gulations	Wetland	ds Regulations	
Subdivisio	n Regulations	Plan of	Conservation & Developm	ent
List all sections of t	he regulations that you propo	ose to amend o	r add text to:	
			·	
	Sectio	on 2-2 Terms I	Defined	
	Section 5-2 pertaining to Us	es in the Resi	dential Design District (RDD)
	Section 6-2 pertaining to	Uses in the \	illage Center Zone (VC	Z)
Describe the purpo	se for these proposed change	oc.		
Describe the join po	ac for those proposed diffinge			
Revise the defi	nition of group and child ca	re centers to	comply with state statute	e and allow them by
	right in residential zon	es as require	d by Public Act 23-142.	
			,	
Describe how this i	equest is consistent with the	Tolland Plan o	f Conservation and Develo	opment:
The reque	st is consistent with the Tol	lland POCD's	intent to comply with sta	nte statute, and
	support the provision of se	rvices to resid	ents, and provide expar	nded
	opportunities for	residents to ι	ise their property.	
Applicant Informat	ion			<u> </u>
Applicant Informat				
Applicant Informat Applicant Name: Mailing Address:	ion Town of Tolland 21 Tolland Green, Tollan	d CT 06084		

(Over)

All of the above states true to the best of my		ed in any docume	nts and plans submitted herewith are
Applicant Signature:	David Corcoran	Date:	9/20/2023
Please note:			
 If also propos submitted. 	ing to amend the Zoning Map, a se	parate Map Amei	ndment Form and fee must be
2. The fee of \$30	00.00 plus a \$60.00 State fee must	be submitted to b	be considered a complete application.
OFFICE USE ONLY			
Fee Amount:		Approved:	
Form of Payment:		Approval Date:	
Date Submitted:		Effective Date:	

(stamp)

Section 2-2. Terms Defined

FAMILY DAY-CARECHILD CARE HOME – A private family home providing care in accordance with the definition of a "Family Child Care Home" in Chapter 368a of the Connecticut General Statutes. single-family home caring for not more than six (6) children, including the provider's own children not in school full time, where the children are cared for not less than three (3) nor more than 12 hours during a 24-hour period, where care is given on a regularly recurring basis and where the principal provider of the service resides on the premises.

GROUP <u>DAY-CHILD</u> CARE HOME – An establishment which offers or provides a program of supplementary care to not fewer than seven (7) nor more than 12 related or unrelated children on a regular basis for a part of the 24 hours in one (1) or more days in the week. in accordance with the definition of a "Group Child Care Home" in Chapter 368a of the Connecticut General Statutes.

Article 5: Residential Design District (RDD)

Section 5-1. Purpose

The purpose of the Residential Design District (RDD) is to:

- A. Encourage flexible site design and housing construction to provide a variety of housing opportunities and amenities to meet community needs, including single-family, two-family, multifamily, village type cluster and affordable housing.
- B. Promote the most appropriate use of the land, considering its particular topography, size, shape, soils, natural features, historic assets and other similar features.
- C. Promote the preservation and growth of agriculture and encourage the production and sale of locally produced agricultural products.
- D. Preserve wetlands and otherwise control new developments so as to minimize hazards resulting from stormwater runoff, stream flooding and erosion through the implementation of low impact development strategies.
- E. Protect the natural scenic, semi-rural character and ecologically important features of the Town's remaining undeveloped land.
- F. Provide the maximum land area for open space, park and recreation purposes, including trails.
- G. Provide greater protection in the Natural Resource & Wildlife Protection Areas (as designated on the Zoning Map). Development plans should be designed to provide as much protection as possible by:
 - 1. Protecting large blocks of diverse contiguous land.
 - Protecting critical stream corridors to protect and enhance surface water and groundwater quality and to provide important connections in the life cycles of wildlife.
 - 3. Keeping watersheds intact to provide the greatest diversity of wildlife resources.

Section 5-2. Uses

A. Permitted Uses

The following uses are permitted as of right, subject to these and any other applicable regulations.

- 1. Single-family dwelling.
- Single-family mobile home with a 750 square foot minimum floor area for original structure. A permanent foundation, well and septic system are required and it shall meet

- livability standards of the United States Department of Housing and Urban Development or any other applicable agency.
- 3. Two-family dwellings on lots of at least two (2) acres meeting the following standards:
 - a. The placement of garage doors and entry doors generally shall resemble that of a single-family dwelling unit.
 - b. No more than one curb-cut shall serve the parcel.
- 4. Agriculture except as might otherwise be prohibited or regulated by these regulations, or roadside stands for the sale of seasonal agricultural products.
- 5. Minor Farm Brewery, Farm Cidery, Farm Distillery, or Farm Winery. Should the farm cease operation, such accessory uses also shall cease operation. See Section 16-13 for detailed standards.
- 6. Temporary amusement, fair or bazaar by a nonprofit organization.
- 7. Government service: federal or state services permitted; local services permitted if in compliance with General Statutes Section 8-24.
- 8. Historic or monument site.
- 9. Temporary use (not to exceed six (6) months) of a mobile home, trailer or other temporary housing on a lot by the owner of such lot during construction or repair of a dwelling under valid permit. Under special circumstances, six (6) month extensions may be granted by the ZEO.
- 10. Temporary use (not to exceed six (6) months) of a trailer other than for human habitation by the builder, contractor or architect on a lot during construction on said lot. Under special circumstances, six (6) month extensions may be granted by the ZEO.
- 11. Telephone exchange, substation, sewer or water pumping station, water tank, standpipe or similar public utility use less than 100 square feet in size with no outside service yard or outside storage of supplies unless fully enclosed or screened from public view.
- 11.12. Family Child Care Homes and Group Child Care Homes.

B. Special Permit Uses

The following uses require a Special Permit:

- 1. Multi-family development See Section 5-5.
- 2. Elderly housing or assisted living facility See Section 5-5.

- 3. Private school or private college, when located on a lot of at least five (5) acres and having at least 400 feet of frontage on one street.
- 4. A privately operated hospital, clinic, nursing or convalescent home or similar institution, provided the lot shall have at least five (5) acres and 400 feet of frontage on a public street.
- 5. Place of worship, parish house, convent or similar use when located on a lot of at least two (2) acres.
- Telephone exchange, substation, sewer or water pumping station, water tank, standpipe
 or similar public utility use, 100 square feet or over, with no outside service yard or
 outside storage of supplies unless fully enclosed or screened from public view.
- 7. Private nonprofit club including sportsman's club.
- 8. Community center.
- 9. Campground, youth camp or resort, with a minimum lot size of 40 acres. All recreational or other camp facilities shall be located not less than 100 feet from any street line or other lot line. All requirements of Section 16-3 shall also apply.
- 10. Private, public or commercial golf course, with a minimum lot size of 40 acres; no building located less than 200 feet from any street line or other lot line; and, no part of the course shall be illuminated for night play. All requirements of Section 16-4 shall also apply.
- 11. Commercial/agricultural use. Such facility cannot exceed 5,000 square feet gross floor area and must meet all the setback requirements for the RDD zone.
 - a. Retail sales of agricultural produce, farm stores, storage, packing, processing or bottling of Connecticut grown farm products, provided a portion of the product is produced on land owned or leased by the proprietor.
 - b. Carriage, wagon or sleigh rides or animal petting areas.
 - c. Seasonal "pick your own" fruit or vegetables.
 - d. Roadside stands, regional.
 - e. Accessory food service.
- 12. Veterinary hospital for the treatment and care of animals. The minimum lot area shall be two (2) acres. Five (5) acres shall be required if animals will be placed in outside enclosures. All buildings used for boarding and outside enclosures shall have a minimum

- front, side and rear setback of 75 feet. All animal enclosures shall be constructed to attenuate animal noises sufficient to comply with the Tolland Noise Ordinance.
- 13. Day care center or group day care home, caring for children or adults, provided that no play equipment shall be located in any required setback areas.
- 14.13. A sales office located on the premises where a group of dwellings under construction or recently constructed are offered for sale. Only one sign not to exceed four square feet in area shall be permitted; no banners or other advertising devices shall be permitted. Permit approval shall be limited to not more than one (1) year; one (1) or more six (6) month extensions may be granted by the Commission.
- 45.14. Bed and breakfast accommodations within an existing dwelling not to exceed eight (8) bedrooms for paying quests and the serving of breakfast only for quests.
- 16.15. Cemetery.
- 17.16. Orphanage or children's home.
- 18.17. Domestic animal service
 - a. The keeping of six (6) or more dogs or a commercial kennel, with a minimum lot area of five (5) acres. All buildings and enclosures housing the animals shall have a minimum front, side and rear setback of 75 feet. All animal enclosures shall be constructed to attenuate animal noise. Animals may be allowed to exercise in outdoor fenced in areas.
 - b. Domestic animal grooming or domestic animal day care. The required acreage and setback may be reduced by the Commission to not less than two (2) acres and not less than the normal setback required for the zone, provided the facilities are used only for grooming or day care of animals and the following conditions are maintained:
 - 1) Animals, other than those owned by a resident of the premises, shall not be kept overnight.
 - 2) All animals, other than those owned by a resident of the premises, shall be kept inside a building constructed to attenuate animal noises to comply with levels allowed by the Tolland Noise Ordinance.
 - 3) No more than five (5) animals, not including those owned by a resident of the premises, shall be allowed on the premises at the same time.
- <u>19.18.</u> Excavation or removal of earth products; filling operations in accordance with the requirements of Section 16-1.

- 20.19. Commercial stable, provided that it shall be located on a lot of at least five (5) acres and that all buildings or enclosures where animals are kept shall have a minimum front, side and rear yard setback of 75 feet. Such use may also include instructing, training, riding and driving, if approved by the Special Permit.
- 21.20. Solar array as a principal use, with a minimum lot size of 10 acres, per Section 16-12.
- 22.21. Major Farm Brewery, Farm Cidery, Farm Distillery or Farm Winery as an accessory use to a farm. Should the farm cease operation, such accessory uses also shall cease operation. See Section 16-13 for detailed standards.

C. Accessory Uses

Customary accessory uses shall be subject to the provisions of Article 17.

Article 6: Village Center Zone (VCZ)

Section 6-1. Purpose

The purpose of the Village Center Zone is to protect the traditional New England village atmosphere of the existing residential, municipal, cultural and religious uses in the village center area.

Section 6-2. Uses

A. Permitted Uses

The following uses are permitted as of right, subject to these and any other applicable regulations:

- 1. All permitted uses in the RDD Zone, pursuant to Section 5-2.A.
- 2. Agriculture.
- 3. Telephone exchange, substation, sewer or water pumping station, water tank, standpipe, or similar public utility use less than 100 square feet in size with no outside service yard or outside storage of supplies unless fully enclosed or screened from public view.

B. Special Permit Uses

The following uses require a Special Permit:

- 1. Place of worship, parish house, convent or similar use.
- Day care center or group day care home, caring for children or adults. No play equipment shall be located in any required setback areas.
- 3.2. Community center.
- 4.3. Elderly nonprofit housing development.
 - a. The purpose of elderly nonprofit housing development is to provide affordable housing for seniors within the community and in a manner that:
 - 1) Is consistent with the historic architecture of the Village Center Zone and recognizes the importance of diversity and variety in the exterior design of structures.
 - 2) Provides housing needs for the town's present and projected populations.
 - 3) Provides controls and standards in strict conformance with the intent of these regulations.
 - 4) Preserves buildings and property values.
 - 5) Uses visual space planning for all site development elements, such as parking, open areas, adjacent streets, accessory buildings and lighting.

- 6) Protects established single-family neighborhoods.
- b. Site, density and other requirements.
 - 1) The development shall be served by public sewers.
 - 2) Minimum lot area: five (5) acres.
 - 3) Minimum lot frontage: 50 feet. It may be reduced to 40 feet by four (4) concurring votes of the Commission.
 - 4) Maximum impervious coverage: 50%.
 - 5) Minimum front setback: 15 feet. May be reduced to 10 feet by four (4) concurring votes of the Commission.
 - 6) Minimum side and rear setbacks and buffers: 25 feet.
 - 7) Maximum density: 12 bedrooms per acre.
 - 8) Minimum open space: A minimum of 20% of the parcel shall be set aside as open area or for outside seating, gazebos or other similar amenities.
 - 9) The Commission shall require the applicant to provide landscaping and/or buffers to be planted as required in Section 19-3.
- c. General regulations.
 - 1) Buildings shall be designed to avoid monotonous patterns of construction or repetitive spaces or modules between buildings and be consistent with the historic architecture of the zone.
 - 2) Flat or mansard roofs shall not be permitted.
 - 3) The location of structures shown on the Site Plan shall be arranged to be harmonious and compatible with the adjacent existing structures and with the general development of the neighborhood.
 - 4) The Commission may require changes in the Site Plan to meet the specific requirements of the development type and may make additional requirements to promote and protect the sound and orderly growth of the community.
 - 5) The owner of the multi-family complex shall be responsible for all maintenance and snow removal from drives and mowing, upkeep and maintenance of all grounds.
 - 6) Safe pedestrian and bicycle circulation shall be provided, to safely interlink the development with its own facilities and with nearby shopping, service, institutional

and government facilities and in accordance with pathways designated on the zoning map. The Commission shall approve the composition and location of sidewalks.

- 7) The entrance to the development shall be landscaped in accordance with Section 19-3.
- 8) School and public transportation shelters may be required, if appropriate.
- 9) One and a half (1.5) off-street parking spaces per unit with suitable provisions for guest parking shall be provided.
- 10) Garbage, refuse and recycling facilities shall be provided for residents and kept in enclosed areas convenient to each building. Periodic pick-up of garbage, refuse and recycling shall be the responsibility of the owner or association, as well as maintaining the area in a sanitary and attractive condition.
- 11) Roof mounted satellite dishes over one (1) meter in diameter are not permitted unless the applicant can demonstrate that such an installation is the only feasible size and location to receive a signal.
- 12) Minimum noise standards of the Federal Housing Administration shall be met or exceeded.
- 13) No part of a building that is below grade shall be used for dwelling purposes except as approved by the Commission.
- 14) By a majority vote of members present, the Commission may modify or waive portions of this subsection based on topography of the site, architectural enhancements and innovative low impact development techniques.
- d. Evaluations for Special Permit approval. In evaluating the appropriateness and proposed density of the elderly nonprofit housing development, consideration shall be given to:
 - 1) Conformance with the Plan of Conservation and Development.
 - 2) Conformance with the standards and conditions of these regulations.
 - 3) Capability of streets and drives to carry anticipated traffic.
 - 4) Preservation of the historic character of the existing neighborhood.
 - 5) Impacts to surface or ground water resources.
- e. Requirements of submission.
 - 1) All Special Permit and Site Plan requirements in Article 20.

- 2) Number of units proposed.
- 3) Density of proposed development in terms of bedrooms per acre.
- 4) Acreage of buildings and parking.
- 5) Acreage of open space.
- 6) Breakdown of dwelling unit types if more than one type is planned.
- 7) Projected dwelling unit floor areas.
- 8) A phasing plan if the development is to be constructed over a period of years.
- 9) Traffic impact data when requested by the Commission or required by these regulations.
- 10) Building elevations.
- 11) Low impact development stormwater treatment.
- 5.4. Telephone exchange, substation, sewer or water pumping station, water tank, standpipe, or similar public utility use 100 square feet or more in size with no outside service yard or outside storage of supplies unless fully enclosed or screened from public view.
- 6.5. Bed and breakfast accommodations within an existing dwelling limited to eight (8) bedrooms for paying guests and serving meals only for such guests.
- 7.6. Cultural or educational facility.
- 8.7. Cemetery.
- 9.8. Roadside stand, regional.

C. Accessory Uses

Customary accessory uses shall be subject to the provisions of Article 17.



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT
Intergovernmental Policy and Planning Division

September 12, 2023

To: Chief Executive Officers

From: Martin L. Heft, Undersecretary

RE: Compliance with PA 23-142 by December 1, 2023

<u>Public Act 23-142</u> made changes to laws on zoning for licensed family and group child care homes located in residences, requiring that:

- No zoning regulation shall treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to chapter 368a, in a manner different from single or multifamily dwellings.
- Zoning regulations shall not prohibit the operation in a residential zone of any family child care home or group child care home located in a residence or require any special zoning permit or special zoning exception for such operation.

Pursuant to Subsection (b) of Section 1 of PA 23-142, each municipality shall submit to the Secretary of the Office of Policy and Management, not later than December 1, 2023, and annually thereafter, a sworn statement from the chief executive officer of the municipality, stating either that the municipality's zoning regulations are in compliance with the above requirements, or the specific time frame within which the municipality will bring its zoning ordinances into compliance.

A sample of an appropriate sworn statement is attached for your guidance.

Statements should be saved in PDF format and sent electronically only to Justine Phillips-Gallucci of my staff (justine.phillips-gallucci@ct.gov) by December 1, 2023.

Sec. 19a-77. "Child care services" defined. Exclusions. Additional license.

- (a) As used in this section and sections 19a-77a to 19a-80, inclusive, and sections 19a-82 to 19a-87a, inclusive, "child care services" includes:
- (1) A "child care center" which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis;
- (2) A "group child care home" which offers or provides a program of supplementary care (A) to not less than seven or more than twelve related or unrelated children on a regular basis, or (B) that meets the definition of a family child care home except that it operates in a facility other than a private family home;
- (3) A "family child care home" which consists of a private family home providing care (A) for (i) not more than six children, including the provider's own children not in school full time, without the presence or assistance of an assistant or substitute staff member approved by the Commissioner of Early Childhood, pursuant to section 19a-87b, present and assisting the provider, or (ii) not more than nine children, including the provider's own children, with the presence and assistance of such approved assistant or substitute staff member, and (B) for not less than three or more than twelve hours during a twenty-four-hour period and where care is given on a regularly recurring basis except that care may be provided in excess of twelve hours but not more than seventy-two consecutive hours to accommodate a need for extended care or intermittent short-term overnight care. During the regular school year, for providers described in subparagraph (A)(i) of this subdivision, a maximum of three additional children who are in school full time, including such provider's own children, shall be permitted, except that if such provider has more than three children who are such provider's own children and in school full time, all of such provider's own children shall be permitted. During the summer months when regular school is not in session, for providers described in subparagraph (A)(i) of this subdivision, a maximum of three additional children who are otherwise enrolled in school full time shall be permitted if there is such an approved assistant or substitute staff member present and assisting such provider, except that (i) if such provider has more than three such additional children who are such provider's own children, all of such provider's own children shall be permitted, and (ii) such approved assistant or substitute staff member shall not be required if all of such additional children are such provider's own children;
- (4) "Night care" means the care provided for one or more hours between the hours of 10:00 p.m. and 5:00 a.m.;
- (5) "Year-round" program means a program open at least fifty weeks per year.
- (b) For licensing requirement purposes, child care services shall not include such services which are:
- (1) (A) Administered by a public school system, or (B) administered by a municipal agency or department;

- (2) Administered by a private school which is in compliance with section 10-188 and is approved by the State Board of Education or is accredited by an accrediting agency recognized by the State Board of Education, provided the provision of such child care services by the private school is only to those children whose ages are covered under such approval or accreditation;
- (3) Classes in music, dance, drama and art that are no longer than two hours in length; classes that teach a single skill that are no longer than two hours in length; library programs that are no longer than two hours in length; scouting; programs that offer exclusively sports activities; rehearsals; academic tutoring programs; or programs exclusively for children thirteen years of age or older;
- (4) Informal arrangements among neighbors and formal or informal arrangements among relatives in their own homes, provided the relative is limited to any of the following degrees of kinship by blood, marriage or court order to the child being cared for: Grandparent, great-grandparent, sibling, aunt or uncle;
- (5) Supplementary child care operations for educational or recreational purposes and the child receives such care infrequently where the parents are on the premises;
- (6) Supplementary child care operations in retail establishments where the parents remain in the same store as the child for retail shopping, provided the drop-in supplementary child-care operation does not charge a fee and does not refer to itself as a child care center;
- (7) Administered by a nationally chartered boys' and girls' club that are exclusively for schoolage children;
- (8) Religious educational activities administered by a religious institution exclusively for children whose parents or legal guardians are members of such religious institution;
- (9) Administered by Solar Youth, Inc., a New Haven-based nonprofit youth development and environmental education organization;
- (10) Programs administered by organizations under contract with the Department of Social Services pursuant to section 17b-851a that promote the reduction of teenage pregnancy through the provision of services to persons who are ten to nineteen years of age, inclusive;
- (11) Administered by the Cardinal Shehan Center, a Bridgeport-based nonprofit organization that is exclusively for school-age children;
- (12) Administered by Organized Parents Make a Difference, Inc., a Hartford-based nonprofit organization that is exclusively for school-age children; or
- (13) Administered by Leadership, Education and Athletics in Partnership, Inc., a New Haven-based nonprofit youth development organization.

- (c) Any entity or organization that provides services or a program described in subsection (b) of this section shall inform the parents and legal guardians of any children receiving such services or enrolled in such programs that such entity or organization is not licensed by the Office of Early Childhood to provide such services or offer such program.
- (d) No registrant or licensee of any child care services as defined in subsection (a) of this section shall be issued an additional registration or license to provide any such services at the same facility.
- (e) When a licensee has vacated premises approved by the office for the provision of child care services and the landlord of such licensee establishes to the satisfaction of the office that such licensee has no legal right or interest to such approved premises, the office may make a determination with respect to an application for a new license for the provision of child care services at such premises.

241 Main Street / Hartford / Connecticut / 06106 Phone (860) 522-2217 / Fax (860) 724-1274 www.crcog.org

October 22, 2023

TO: TOLLAND PLANNING AND ZONING COMMISSION

REPORT ON ZONING REFERRAL Z-2023-126: Proposed zoming amendment to allow child day-care homes by right to be in compliance with state regulation.

COMMISSIONERS: Receipt is acknowledged of the above-mentioned referral. Notice of this proposal was transmitted to the Policy and Planning Division of the Capitol Region Council of Governments under the provisions of Section 8-3b of the Connecticut General Statutes, as amended.

COMMENT: The staff of the Regional Planning Commission of the Capitol Region Council of Governments has reviewed this zoning referral and finds no apparent conflict with regional plans and policies or the concerns of neighboring towns.

The public hearing date has been scheduled for 10/30/2023.

In accordance with our procedures this letter will constitute final CRCOG action on this referral. Questions concerning this referral should be directed to Jacob Knowlton.

DISTRIBUTION: Planner: Ellington, Vernon, Coventry, Willington

Respectfully submitted,

Jennifer Bartiss-Earley, Chairman Regional Planning Commission

William Rice, Vice Chairman Regional Planning Commission

Jacob Knowlton

Community Development Planner



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

MEMO

TO: Planning and Zoning Commission

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

DATE: October 24, 2023

RE: <u>65 Kingsbury Avenue</u> - Change of Use Determination

Staff received a Change of Use form for the property located at 65 Kingsbury in October 2023 to allow for automotive sales and service to take place on a portion of the property as shown in the attached documents.

Section 3-8 of the Tolland Zoning Regulations states:

"Any proposed change of use in or enlargement to a commercial or industrial building, structure or development shall require an informal review, assessment and decision by the Town Planner and, if deemed necessary, the Commission. ... If the Commission determines that the proposed use or modification shall require substantial site changes or shall have a significant impact on parking requirements, drainage structures, sewage disposal requirements or traffic flow, it shall deem the proposal a use which requires Site Plan and/or Special Permit review and approval by the Commission done in accordance with Article 20."

Staff is requesting the Commission to make a determination if a partial change in use to motor vehicle sales and service would require additional permitting.

Currently, the property is permitted and approved for contractor storage, and has been since the initial structure was built in 1998. In 2022, a mechanic moved into a portion of the building and has been servicing vehicles. A Trade Name certificate was filed in the Town Clerk's office, but no Change of Use form was received in the Zoning office.

Currently, another potential tenant is interested in also having automotive sales and service on the property. Section 14-2 of the Zoning Regulations requires Special Permit approval for all automotive activities in the CIZ-A, but Special Permit approval is also currently required for Contractor Storage.



Property Information

TOWN OF TOLLAND Change in Use or Occupancy Review Non-Residential Structures or Premises

Approval is required before you may establish a new business or occupying new space. Depending upon the new use and planned interior or site work, additional approvals may be required. This form is intended to collect information so staff can inform you of additional approvals and permits. If interior work or site work is planned, additional information on that work must be submitted with this form.

Property Address: 65 Kings burg Ave
Property Owner: 05 Kingsbung 12 LC
Zone: C12 Map/Block/Lot: 19 A OO
Phone Number:
Applicant and Use Information
Applicant Name: Dulama Ali Chmees
Applicant Address: 1044 formington Ave Berlin ct 06037
Phone Number: 203-850-8306 Email Address: Julama Chimees @gimail.com
Last Known Use: Auto Repair
Describe New Use: Used Car dealer - Duto Repair
Name of New Business: Dulama Motors 1(C Describe any proposed changes to the site (building expansion, parking, signs, etc.): Used Car dealer
1. The fee in the amount of \$25.00 must be submitted to be considered a complete application.
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: Date: 10-13/2023 Date: 10-13/2023
(see reverse side)



TRADE NAME CERTIFICATE

To the Town Clerk of the Town of Tolland, Connecticut:

This is to inform you that I AM conducting and transacting business in said
Town of Tolland, under the full name of KAR Auto Services and Sales LLc, KAR
Auto Services and Sales

with the post office address of 65 Kingsbury Ave, Tolland CT.

The full name of every person conducting or transacting said business, together with the post office address of each of said persons is as follows:

Name Kyle A Randino

Address 15 Hammond St, Vernon CT 06066

Name

Address

Name

Address

Signature(s)

Kyle A Randino

RECEIVED FOR RECORD Fict 13,2022 10137359A KATHLEEN PAGAN TOWN CLERK FOLLAND, CT

State of CONNECTICUT)

ss. TOLLAND

October 13, 2022

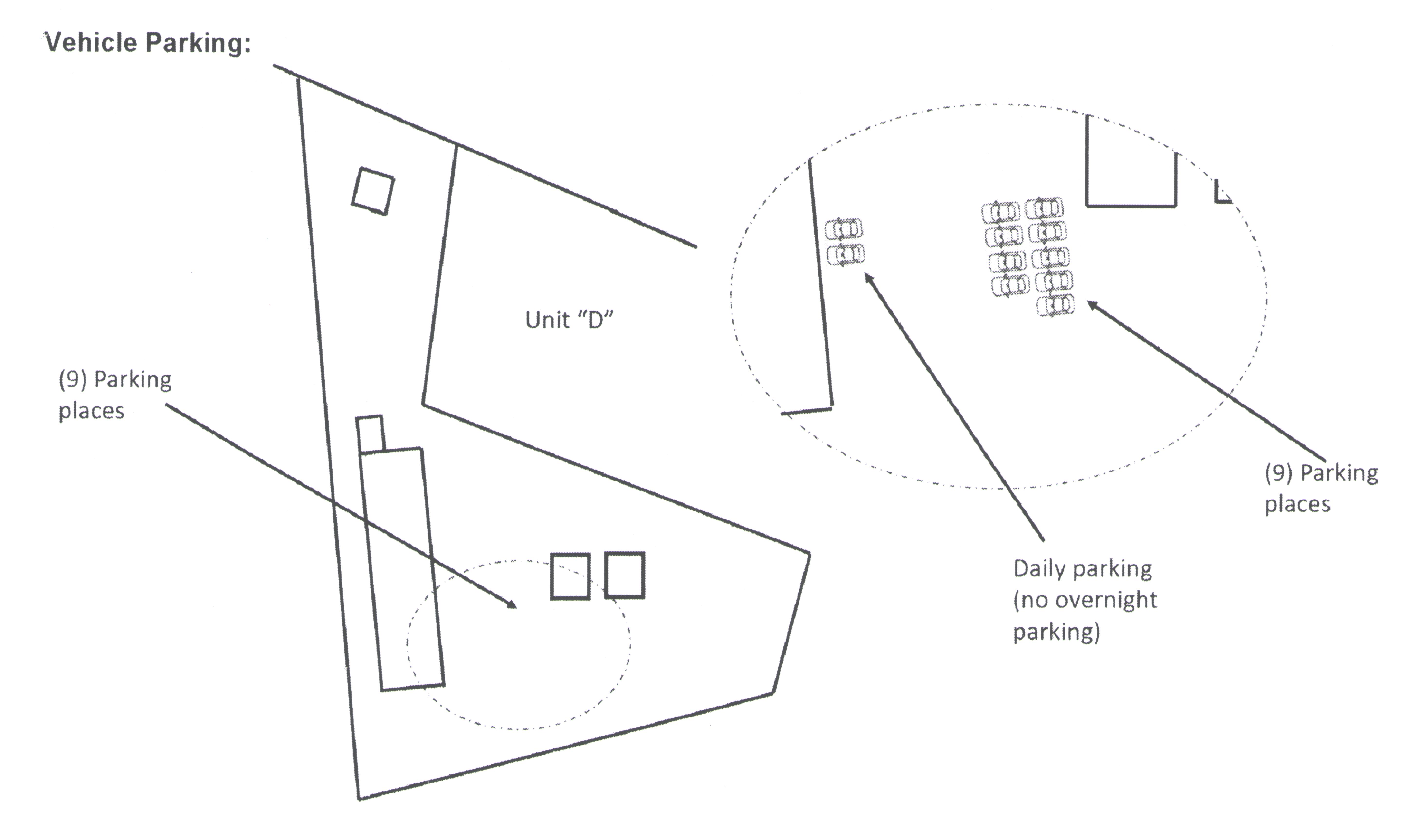
County of HARTFORD)

Personally appeared Kyle A Randino

who subscribed and swore to the truth of the foregoing certificate, and acknowledged that he executed the same, before me.

Town Clerk

installment for each day that possession is postponed. Tenant expressly agrees that Landlord shall not be liable for damages to Tenant in the event Tenant, for any reason whatsoever, is unable to enter and occupy the premises.



Insurance:

Landlord shall not be liable to Tenant or Tenant's invitees, licensees, and/or guests for damages not caused by Landlord or Landlord's agents. Landlord is not liable for any theft or damage to any tenants personal property in tenants unit or in parking lot/on premises. Landlord will not compensate Tenant or anyone else for damages caused by any other source whatsoever, or by Acts of God, and Tenant is therefore required to independently purchase business liability insurance, and renters insurance, Tenant's invitees, licensees, and/or guests, and all personal property on the leased premises and/or in any common areas from any and all damages. Tenant to provide insurance certificate to Landlord.

Utilities:

Tenant will be responsible and pay for the following utilities, including all required deposits Electricity and Gas. Electricity will be paid directly to Eversource. Gas will have meter read and invoiced periodically by DKS Realty LLC. Tenant to pay Landlord net 30 days from invoice date.

Landlord will be responsible and pay for the following utilities, including all required deposits Water/Sewer WiFi Refuse Collection

Alterations and Repairs by Tenant:

Unless authorized by law, Tenant will not, without Landlord's prior written consent, alter, re-key or install any locks to the premises or install or alter any burglar alarm system. Tenant will not remodel or make any structural changes, alterations or additions to the premises, will not paper, paint or decorate, nor install, attach, remove or exchange appliances or equipment such as air conditioning, heating, refrigerating or cooking units, radio or television antennae; nor drive nails or other devices into the walls or woodwork (a reasonable number of picture hangers excepted), nor change the existing locks of the premises, without the prior written permission of the Landlord or his Agent. Any of the above-described work shall become part of the dwelling.

Assignment of Agreement and Subletting:

Tenant will not sublet the premises or any portion thereof, or assign this Lease without the prior written consent of Landlord. It is hereby understood and agreed that the consent by Landlord to an assignment or sublease by Tenant shall not constitute a consent to future assignments or subleases and in all events Tenant shall remain fully liable for all obligations of Tenant hereunder.



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

MEMO

TO: Planning and Zoning Commission

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

DATE: October 25, 2023

RE: Technology Campus Zone

The Planning and Zoning Commission has expressed interest in reviewing 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, 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 an initial draft at proposed changes to the TCZ to align with the intent to encourage economic development in the zone.

Article 11: Tolland Commercial Zone echnology 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.
- G. Promote economic development that complements the UCONN Technology Park and technology corridor.
- H. G. Protect air quality, 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

- 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.
- Minimum lot frontage <u>for newly-created lots</u>: 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.
- 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.
- <u>8.</u> Maximum lot coverage: 50 <u>percent</u>. 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.

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 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.
- 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.

H. C. Access and Circulation

 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.
- 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 newlyconstructed 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, including I-84 and its ramps, 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.
- 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.

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.
- 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

Retail, Personal, & Professional Service Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ	CIZ-A	CIZ-B	TBP
							-TCZ			
Retail & Service Establishment	P	P	P	P	P	SPP	P	P	P	
Retail & Service Establishments – Over 20,000 sf.	SP			SP	P	<u>SPP</u>	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	<u>P</u>	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	<u>—P</u>	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-	CIZ-A	CIZ-B	TBP
							TCZ			
Restaurant (without liquor sales)	P	P	P	P	P	SPP	P	P	P	P
Restaurant (with liquor sales)	P	SP	SP	SP	P	<u>SP</u> P	P	P	P	P
Drive-Thru Service – Fast Food & Fast-Casual	SP ¹			SP	SP		P	SP		
Restaurant – Brewpub (public sewer required)	P				P	<u>—Р</u>	P	SP		SP
Micro-Brewery, Micro-Distillery, or Micro-Winery	SP			SP	SP	<u>—Р</u>	P	SP		P
(public sewer required)										
Brewery, Distillery, or Winery						<u>—Р</u>	<u>—Р</u>	SP		P
(public sewer required)										
Hotel (internal access guest rooms)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Bed & Breakfast Establishment	P	P	P	P	SP	<u>—SP</u>	— <u>SP</u>	P	P	
Retail Food Service Establishment	P	P	P	P	P	<u>—Р</u>	P	P	P	
Catering Facilities	SP	P	P	P	SP	<u>Р</u>	P		P	P
Banquet Facilities	SP	SP	SP	SP	SP	<u>—Р</u>	P			SP
Commercial/Shared Kitchen	P	P	P	P	P	<u>—Р</u>	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-	CIZ-A	CIZ-B	TBP
							TCZ			
Office (Professional & General)	P	P	P	P	P	P	P	P	P	P
Office (Medical)	SP	SP	SP	SP	SP	SP	P	P	P	SP

Commercial Laboratory & R&D Uses	TVA-GD	NCZ-	NCZ-T	CCZ	GDD	TCZ	MPOZ-	CIZ-A	CIZ-B	TBP
		G					TCZ			
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)		-				<u>SP</u> P	SP P	SP	SP	SP
Educational, Scientific, & Research Activity		-				P	P	P	P	P
Training and/or Conference Center	SP	SP	SP	SP	SP	<u>SP</u> P	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	<u>—P</u>	<u>—P</u>	SP	SP	SP

Automotive Uses	TVA-GD	NCZ-G	NCZ-T	CCZ	GDD	TCZ	MPOZ-	CIZ-A	CIZ-B	TBP
							TCZ			
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	1
Gasoline Station & Convenience Store	SP		SP		SP			SP	SP	
Gasoline Station/Convenience Store – Drive Thru					SP					
Car Wash					SP			SP	SP	Ī
Parking Facilities (public/private parking serving off-premises)	SP									

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

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Planning and Zoning Two Month Look Ahead

Meeting Date	Upcoming Items			
Monday, November 27, 2023	Election of Officers	2024 Meeting Schedule	TCZ Discussion	
Monday, December 11, 2023				

KEY

TO BE RECEIVED
HEARINGS
NEW/OLD BUSINESS
OTHER

Notice of Certain Planning and Zoning Matters in Neighboring Municipalities

DATE:	10/18/2023				C	2	12.5
то:	Town Clerks of:	Andover, Bolton, Col			ınd .	1023 OCT	
FROM:	Town of Coventry	Vernon, Willington, V	<u>windnam,</u>	CC: CRCOG	17	25	
	1102	ning Commission				M 9:	. OT C
	☐ Zoning Board of	_	☐ Inlan	d Wetlands (Commissi	ion	93

Pursuant to P.A. 87-307 which requires zoning, planning, and inland wetland commissions and zoning boards of appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

- 1) Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
- 2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- 3) A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
- 4) Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

This letter is to inform you of the pendency of such a project described as follows:

Description of application and location _#23-04ZR — Zoning Regulation Amendment Application of the Coventry PZC pursuant to C.G.S./P.A. 23-14a — Regulations pertaining to Family Childcare Home and Group Childcare Home Facilities, updates to be compliant with statute.

Scheduled hearing:

Date: Monday, November 27, 2023

Time: 7:00 PM

Place: <u>Town Hall Annex – 1712 Main St Coventry, CT</u> and ZOOM Online – see www.coventryct.org for link

Date: 10-17-15	Application #23-04ZR	
OCT 17 2023	ND ZONING COMMISSION	
TOWN OF COVENTRY APPLICATION OF COVENTRY LAND USE DEPTARTMENT	MON FOR:	
PETITION FOR CHANGE OF THE ZONING REGULATIONS		
The undersigned hereby petitions Town of Coventry be Changed as Des	that the Zoning Regulations of the scribed Below:	
Pursuant to C.G.S.	P.A. 23-142-Regulations	
pritaining to Family Childcare Home		
Pursuant to C.G.S. / P.A. 23-142-Regulations Dictaining to Family Childcare Home and Goup Childcare Home Facilities		
updates to be compliant.		
-added definition	0	
- Changed and/a	- added language	
	Statute	
(Please attach	h additional information if necessary)	
Application fee of \$150.00, State fe \$600.00, Public Hearing Sign \$3.00	e of \$60.00 and Legal Notice Fee of – Total Fee \$813.00	
AMOUNT RECEIVED: 八点	DATE RECEIVED: 10/17/23	
AGENT: Robin Newton	APPLICANT: TOWN OF CONTINU	
ADDRESS:	ADDRESS: 1712 Mam Street	
DIONE.	DHOME 610 7112 115	

SIGNATURE:____

DATE:



TOWN OF WILLINGT YED FOR RECORD

Planning & Zoning Commission

40 Old Farms Road, Willington CT 06279 Tel.: (860) 487-3123

2023 OCT 19 AM 10: 33

TOLLAND, CT

MEMORANDUM

TO:

FROM:

DATE:

SUBJECT:

Michael D'Amato, AICP, CZEO, Zoning Agent Mild Distriction October 16, 2023 Application Referral: PZ-23-14: Text Amendment Application, Section 3 and

Section 11.01 pertaining to Group Day Care and Child Day Care Homes

Timeline

The Willington Planning & Zoning Commission is providing this notice to you as required by CT General Statutes Section 8-7d(f).

The proposed language has been attached hereto, and a public hearing is scheduled to be held on Tuesday, November 21, 2023 at 7:30pm. Application materials may also be accessed here: www.willingtonct.gov/pzcapps

During this meeting the Commission will hear verbal testimony and receive written communications. Details for how to attend this meeting or participate virtually will be posted on the Commission's Agenda and posted on the Town's website. www.willingtonct.gov

If you have any questions or concerns, please contact the Land Use Department at 860-487-3123 or email me directly at mdamato@willingtonct.gov



TOWN OF WILLINGTON FOR RECORD

Planning & Zoning Commission

40 Old Farms Road, Willington CT 06279

2023 OCT 19 AM 10: 33

Tel.: (860) 487-3123

MEMORANDUM

TO:

Willington Planning & Zoning Commission

FROM:

Michael D'Amato, AICP, CZEO, Zoning Agent

DATE:

September 27, 2023

SUBJECT:

PA 23-142- Family and Group Child Care Homes

Summary of Legislation

<u>Public Act 23-142</u> (effective Oct 1, 2023) requires that all Municipalities certify to the State that their zoning regulations do not treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to chapter 368a, in a manner different from single or multifamily dwellings.

CT General Statutes, Section 19a-77 defines the following:

Family child care home

Group child care home

The regulation excerpts below are the various sections of the regulations which currently refer to childcare in some way. Proposed edits to bring the regulations into compliance with the Public Act have also been provided, **which are shown in RED**

Section 3: Definitions

<u>Day Care Center</u>. A <u>primary</u> use of land or buildings which offers or provides a program of supplementary care for compensation to more than twelve (12) related or unrelated children, or any number of adults, outside their own homes on a regular basis for a part of the twenty-four (24) hours in one or more days in the week. "Day Care Center" does not include services which are:

- administered by a public or private school system which is in compliance with Connecticut General Statutes Section 10-188;
- recreation operations such as, but not limited to, boys' and girls' clubs, church-related activities, scouting, camping or community-youth programs;
- informal arrangements among neighbors or relatives in their own homes;
- drop-in supplementary childcare operations where parents are on the premises for educational or recreational purposes and the child receives such care infrequently.

"Day Care Center" includes "Child Day Care Genter" as defined in Section 19a-77 of the Connecticut General Statutes, but does not include a "Family Day Care Home" or "Group Day Care Home" as defined in said Section. [added effective 8/1/96]

Group Day Care Home.

An accessory use of land or buildings which offers or provides a program of supplementary care for compensation to not less than seven (7) nor more than twelve (12) related or unrelated children outside their own homes on a regular basis for a part of the twenty-four (24) hours in one or more days in the week; "Group Day Care Home" does not include services which are:

- administered by a public or private school system which is in compliance with Connecticut General Statutes Section 10-188;
- recreation operations such as, but not limited to, boys' and girls' clubs, church-related activities, scouting, camping or community-youth programs;
- informal arrangements among neighbors or relatives in their own homes;
- drop-in supplementary childcare operations where parents are on the premises for educational or recreational purposes and the child receives such care infrequently.

<u>Home Occupation</u>. Accessory uses conducted for compensation by the occupant(s) of a residential building or lot which complies with the applicable provisions of Section 11.01 (Special Regulations) of these Regulations. Home occupations shall not include restaurants, tea rooms, or other eating or drinking places; dog kennels, animal hospitals; barber shop or beauty parlor having more than one (1) sink with one chair for cutting hair; or automotive service, supply sales or repairs except for vehicles registered in the name of family members residing in the dwelling. [* see end note]

Home occupations include, but are not limited to: The preparation and sale of those products customarily produced in the home or garden, and actually produced in the subject home or garden, such as baking and home preserves; the preparation and sale of the products of arts and crafts actually prepared on the subject premises, such as sewing, painting, wood carving, cabinet making, ceramics, writing, sculpture, ornamental glass and metal working; the workshops of skilled craftsmen such as watchmakers, plumbers, electricians, carpenters, house painters, paperhangers, and radio and television repairmen; and the offices of architects, accountants, engineers, psychotherapists, real estate and insurance agents, and other recognized professionals; Group Day Care Homes. **See Section 11.01.01.06** (Special Regulations). [* see end note]

Section 11.01: Home Occupations

11.01 <u>Home Occupations</u>. Home occupations, as defined in Section 3 (Definitions) of these Regulations, shall be permitted as an Accessory Use in those Zones set forth in Section 5 (Use Regulations) of these Regulations, subject to the issuance of a Certificate of Zoning compliance by the Zoning Agent or a Special Permit by the Commission in accordance with the following standards and criteria:

11.01.01

Home Occupation by Certificate of Zoning Compliance. The
Zoning Agent may issue a Certificate of Zoning Compliance, in
accordance with Section 20.04 (Administration and Enforcement) of

these Regulations, for Home Occupations which meet the following criteria:

11.01.01.01	The Home Occupation shall have no employees who are not permanent residents of the subject dwelling.
11.01.01.02	The Home Occupation shall involve no outside storage, no outside display of goods or materials, and no sign or other evidence of the existence of the Home Occupation located outside or, or visible or detectable from outside of, the dwelling.
11.01.01.03	The Home Occupation shall involve no retail sales from the dwelling, nor any accessory building, nor any portion of the lot; no personal services to customers or clients on-site; and no other visitation by members of the general public to the dwelling or the site.
11.01.01.04	The Home Occupation shall occupy an area in the principle dwelling or in any accessory building which is equal to no more than twenty-five (25%) percent of the Livable Floor Area of the principle dwelling.
11.01.01.05	Any Home Occupation/Certificate of Zoning Compliance issued pursuant to this Section 11.01.01 shall be temporary, and shall expire one (1) year from the date of issuance.
11.01.01.06	For any Family Child Care Home or Group Child Care Home as defined by CGS §19a-77(as amended) shall only comply with the standards set forth by the CT Office of Early Childhood and shall not be subject to the additional requirements established above.

PLANNING & ZONING COMMISSION TOLLAND, CONNECTICUT REGULAR MEETING MINUTES OF OCTOBER 16, 2023

MEMBERS PRESENT: Andy Powell, Chair

Deb Goetz, Secretary

Joe Matteis Erin Stavens

Amanda Hickey, alternate J. P. Olynyk, alternate (remote)

OTHERS PRESENT: David Corcoran, Director of Planning & Development

John Reagan, Town Council liaison (remote)

Rita Zangari – Economic Development Commission Adam Grossman – Economic Development Commission Paul Belval – Economic Development Commission

Public (in person and remote)

1. <u>Call to Order</u>: 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 J. P. Olynyk for Marilee Beebe

4. Additions to Agenda: None.

- 5. <u>Public Comment</u>: Mr. Matteis asked if they had received anything back from Steve Williams following their discussion at the previous meeting. Mr. Corcoran said they did. Mr. Powell added they will be discussing it during the Planning Update portion of the meeting.
- 6. **Public Hearing(s)**: None.
- 7. **Old Business**: None.

8. New Business

8.1 Technology Campus Zone (TCZ) Discussion – Mr. Corcoran reported that he sent out a mailing to property owners and businesses in the TCZ. He referenced the letter he sent (in Commissioners' packets), which also included a map of the TCZ, allowed uses, and current Zoning Regulations. He also provided an overview history of the TCZ, the development and modifications made over the years, including allowing a Master Plan Overlay Zone (MPOZ) in 2021.

Mr. Corcoran said there is interest in expanding allowable uses in the TCZ but also in preserving land for high value uses, to allow development without stagnating. They are trying to find the right balance. He noted also that there were three Economic Development Commission members in attendance. They included Rita Zangari, Adam Grossman, and Paul Belval.

Ms. Zangari said she worked on the feasibility study for the area, but this covered a 20-year window for development. She said she was optimistic about opportunities coming out of UConn,

but they may need to rethink what will attract interest in this area. Mr. Corcoran noted he has not received any significant inquiries.

Mark Riesbeck, a local realtor, said he is in support of increasing the types of allowable uses in the TCZ. He said he has had some inquiries on land he represents that are retail in nature. He said he hoped the buildout of the Santini development may create a bigger demand for retail, adding that the Santini development offers a huge growth potential.

Mr. Powell reviewed where water and sewer utilities are located in the TCZ. Mr. Riesbeck said municipal water and sewer is a huge plus. It was noted that Mr. Riesbeck represented a 30.97-acre parcel, the largest in the TCZ. Mr. Corcoran noted also that the College View project in the Residential Design District is now in foreclosure.

Ms. Goetz asked about the Nerac property. Mr. Riesbeck said it is for sale and there are two buildings. He said the cap of the sewer is at the entrance so a buyer could tap into it.

Mr. Powell asked those in attendance what they are missing. What is our blind spot? Mr. Powell said he felt the land in the TCZ is too valuable for self-storage. Mr. Corcoran put the list of allowable uses in the zone up on the screen share.

Ms. Stavens questioned why they don't permit bed and breakfast establishments in the zone. Mr. Matteis said they were trying to get away from residential uses there and that bed and breakfasts are usually fairly small.

Mr. Matteis said if this zone is supposed to be for larger uses, why not allow manufacturing and warehousing there? Why not a lumberyard or a building supplies center?

Local landowner Dil Preet said he agreed that allowing warehousing and manufacturing would be good for the zone. He said he owns the 30+ acre lot and that he'd like to see more options allowed in the zone. Mr. Powell said his only concern was that it could open the zone up to large, heavy, tractor-trailer traffic. Mr. Matteis noted that no matter where those types of businesses locate, be it in Storrs or Willington, they would have to get off a Tolland exit and come through Tolland. Why not capture that business for their town? He said he could see not allowing heavy equipment repair as that would be better for an industrial zone, but a small print shop might be fine there.

Kris Gorman asked if they had any data on why people are driving Route 195. It might help them figure out what uses would attract them, lead them to stop.

Ms. Zangari asked if they would want to have a warehouse on Route 195. Or would they want to do some kind of business park development? Mr. Powell said that would need to be part of a conversation with a developer.

Mr. Matteis said there are a lot of uses in the TCZ right now that would allow a warehouse style building, such as for medical uses. Ms. Goetz said they currently allow biotechnology, medical and pharmaceutical uses. Mr. Powell said some warehouse type uses would be better placed in the industrial park. Mr. Matteis said there is no raw land left in the Business Park. He said the TCZ is the only commercial zone they have left that has large parcels.

Ms. Zangari noted that if they had one large company that came in and built a huge building but then moved out, they would be left with a large, empty building. She said this is a gamble they would need to consider as well.

Mr. Matteis noted they cannot make anyone build. They can only make zoning regulations that invite development. He said there are other towns in the area that are less accessible, like Ellington and Stafford, but they are getting development. He said in comparison, Tolland has three highway exits, but they are not getting similar development.

Mr. Powell said he thought the price of land in Tolland was a partial factor. Tolland is more expensive to build in. Mr. Matteis said there are parcels big enough for large development here, but they don't allow certain types of development. He said there is also a small difference in mill rates.

Mr. Corcoran said looking at industrial uses, might they want to allow an MPOZ for them so they could set more site specific requirements? He said it would give the PZC broader discretion to determine if a particular development would be suitable. Or, he said, they could allow in the default TCZ and define what development should look like in the TCZ zoning regulations.

Mr. Matteis reiterated that he does not like MPOZs. He said they add an extra layer of confusion. He said they do have some value, but for smaller scale development, it is confusing and turns people off. He said if you see that what you want to do is permitted, then you know right away you can do it. He said if engineering isn't required, then an MPOZ is just another step especially for existing buildings. He said MPOZs might be better for open property for development on a larger scale.

Ms. Goetz asked for clarification on Section 11-4.A.1 regarding minimum lot area. These regulations state the minimum lot area is 5 acres. Mr. Corcoran said that is only for new lots. Ms. Goetz said they have several lots that are less than 5 acres in size where someone could put in a coffee shop or other small business. She said they need to clarify in the language that the 5-acre requirement is only for new lots. Mr. Matteis added that there should also be language referencing non-conforming uses and the section they are in so people know to look there.

Ms. Goetz asked if it was time they rename the zone. Mr. Riesbeck said they should as the name Technology Campus Zone is limiting. He said they should also make more of the *Special Permit* uses *Permitted* instead, as it would make the land more marketable. Mr. Riesbeck said this could be added to advertisements for the properties. It would simplify things. He said a retail outlet might not even want to look in the TCZ if they thought the zone was for technology. Mr. Olynyk agreed with his points.

Ms. Hickey said the term *Campus* is also problematic. She said if someone is buying a small, one-acre lot for a business, they might start questioning how or if it would fit into a larger campus. Mr. Matteis agreed. Ms. Goetz said Merrow Road is hard to get out of and part of the campus idea was that they could have one driveway access off Merrow Road but with multiple, connected properties.

Mr. Corcoran said he sees three issues in the TCZ

- They want to get businesses into existing buildings
- They need to figure out how to develop the smaller lots, while still supporting a campus
- They need to figure out how to get good uses on these properties without having haphazard development.

He said he could do some research on this as Tolland cannot be the only town that has these issues.

Mr. Powell said he felt part of the vision is figuring out how they unlock this area for economic development. With existing facilities there, they don't want to box anyone out. They also need to

figure out what is supportable for smaller lots. And they want flexibility for larger land owners to get larger development. He asked how they can do that in bite-sized chunks.

Ms. Goetz said multi-family residential is allowed under an MPOZ as part of mixed-use development. She said it would be helpful to allow it. Mr. Riesbeck agreed that the more they bring in as permitted uses, the better the chances of getting development.

Mr. Corcoran said they could open up allowable uses very broadly, then work to develop a set of design guidelines encouraging larger scale development on large lots and smaller scale development on smaller lots.

Mr. Matteis noted they don't allow breweries, wineries and banquet facilities in that zone. He said if they did, it might bring more people to town. He questioned why they would want to zone them out.

Adam Grossman said in looking at the allowable uses, it seems somewhat arbitrary. He suggested it might be better to think in terms of what should *not* be permitted as opposed to what should be permitted.

Ms. Goetz said they need to have businesses that will bring people into town during the day. Otherwise, it is difficult to have enough support for restaurants and other businesses.

There was some debate about businesses in the TCZ that are allowed because they were there before the zoning regulations changed. Should they add these types of businesses to the list of permitted uses? Or should they not do so in order to preserve the land for other uses? Mr. Matteis argued that grandfathered business uses are non-conforming uses, so while they can stay where they are, they are not allowed to expand. Nor are other similar uses allowed to come into the zone.

The Commission with the audience went through the Table of Uses, one by one to determine where changes needed to be made. It was noted that they do not have building size limits in the TCZ.

Ms. Zangari questioned why biotechnology, medical and pharmaceutical uses are allowed by Special Permit rather than just permitted. She said jobs in these fields are the best paying and these businesses pay some of the highest property taxes. Mr. Powell said they were designated as Special Permit because people might have concerns about how such businesses could impact health. Mr. Matteis said they made anything controversial, with a potential danger factor—such as cannabis businesses or biotech—allowed by Special Permit because it would give residents the opportunity to weigh in.

Mr. Corcoran asked if it might make sense to scale these types of uses. He noted there is a big difference between a Pfizer pharmaceutical company and a small start-up out of UConn. Pfizer could be a Special Permit use, while something smaller might be just permitted. Mr. Matteis suggested they could base this on the size of the building. Ms. Zangari said it would be good if she could do some research on this first.

Training Centers were changed to being permitted. Mr. Matteis said Training brings in day time visitors that could help support local businesses, such as restaurants. Mr. Corcoran asked if they might want to break that up also by size. There was general agreement so long as the cut-off size was not too small. There was discussion about permitting Training Centers up to 50,000 or 60,000 square feet before requiring a Special Permit for anything larger. Mr. Corcoran said it might also

depend on the use, if the training is a large traffic driver. He said a Special Permit would give the Commission a little more control and discretion. There was agreement not to establish a hard cap.

Mr. Olynyk said he is more conservative about the size of a building and leans more toward having a limit at 40,000 or 50,000 square feet for permitted uses. He agreed that use definitely has an impact on the number of stops at a location.

Ms. Hickey said they should want to be careful not to shift everything over from Special Permit to permitted. She said she would not want them to be questioning later, why did we do that?

The Commission discussed not allowing any drive-through restaurants in the TCZ, not even under an MPOZ development. After further discussion, there was agreement to disallow them under the TCZ, but allow them if part of a MPOZ.

There was agreement that if they allowed residential development, it must be part of a mixed-use development. There was agreement to leave cultural uses as is. It was noted they could potentially get entities that are not required to pay property taxes.

There was agreement to do some tweaking to the line items for hospital, nursing or convalescent facilities and assisted living facilities. There was agreement to permit commercial recreation facilities in both the TCZ and MPOZ-TCZ. There was agreement to keep automotive uses the same, likewise for agriculture.

The Commission discussed industrial and manufacturing uses. Manufacturing will be permitted in the TCZ and MPOZ-TCZ. Wholesaling, warehousing or storage will be allowed by Special Permit in both. There was agreement not to permit distribution centers or transportation facilities as they could generate massive truck traffic that would not be beneficial to the town. Printing and publishing type uses would be permitted in both the TCZ and MPOZ-TCZ. Heavy equipment repair would not be permitted. There was agreement to combine Building Supply – Contractors with Building Supply – Public Wholesale, just rename them Building Supply and permit them in both the TCZ and MPOZ-TCZ.

The Commission discussed possibly changing the name of the zone to "Tolland Commercial Zone." This would allow them to keep the same abbreviation but with broader categories of uses. Mr. Riesbeck said it made sense in terms of marketing.

Mr. Corcoran said at the next meeting they can finalize the list. In the meantime, he will take a stab at redrafting Article 11. Then they will get everyone together again at another meeting. He said he will make sure to include everyone who attended this evening on the distribution list. Ms. Zangari said they will discuss it further at their next EDC meeting as well.

Mr. Riesbeck said the difficult thing with developing a vision is that they don't have vast amounts of land, and what they do have is privately owned. So they don't have a blank slate to work with. However, the changes they discussed tonight should open up the zone to more opportunity.

Ms. Goetz asked Mr. Corcoran to also take a look at the setbacks with larger buildings. Have them set back a little further from the road. Mr. Matteis said they need to have some flexibility in their design standards for large buildings.

Mr. Preet said he grew up in Tolland and have had their large piece of land for years and years, but it just won't sell. He said he hoped these changes will make it more attractive to buyers, that it will

open doors a little more. He said he believed the changes will make them be able to brand their property in a good way.

9. Reports

9.1 Town Council Liaison – Town Council Liaison John Reagan noted the election is coming up in about three weeks and he won't be on the ballot this time around, so this will be his last time as liaison. He said there should be a number of new faces after the election. The Commission thanked him for his reports and keeping them informed.

John Reagan said the Town Council recently had a public hearing to consider a resolution to modify Chapter 51 of the Tolland Town Code regarding the license suspension and revocation process for Adult-Oriented Establishments. This is to be continued. They also had a public hearing to consider a resolution to amend Chapter 46A of the Town Code, Ordinance Number 96 – Tax Stabilization Fund. They heard a presentation on the Library Foundation, and they entered into a contract with the assessor for the revaluation project. There's also been some movement on the walkway.

Mr. Matteis asked why they installed construction fencing on the Town Green. Mr. Powell said this is for safety reasons for the scarecrows and the Harvest Fest.

- 9.2 Economic Development Liaison No report.
- 9.3 Capitol Region Council of Governments Ms. Goetz reported that the next meeting will be on November 16th. As she will be off the Commission at that time, Mr. Powell or Ms. Beebe will need to attend. It is still a virtual meeting. There will also be training from 7:00 to 8:30 p.m. on the fundamentals of reading plans. Mr. Powell said he could probably attend the meeting. Ms. Goetz said she also got an invitation to attend a seminar on October 18th about planning, permitting and funding EV charging stations. She will share the details with Mr. Powell.
- 9.4 Zoning Enforcement Report Mr. Corcoran said the Inland Wetlands Commission will be meeting to get a status update on the wood chips on Goose Lane that are going to be remediated.
 - Mr. Powell asked about the property at the corner of Old Stafford and Charter Roads that is blighted. Mr. Corcoran said it was looked at, but it doesn't meet the criteria for blight. However, the property owner is putting up a nice pre-fab shed to store a lot of the materials and he is putting some of it in his garage too. So an effort is being made.
- 9.5 Planning Update Mr. Corcoran said Steve Williams is proposing building several 500 to 700 square foot, pre-fab modular condos on his Hartford Turnpike property. Mr. Corcoran showed pictures of what they would look like and said he will scan them and send them out to everyone. These would be affordable condos and he hopes to be able to build them himself. He could bring them in under 8-30g. The proposal and pictures were well received by the Commission.

Mr. Corcoran also reported that the property at 1504 Tolland Stage Road off Exit 69 has been sold to Tolland Medical Center, LLC.

- 10. Other Business: None.
- 11. **Correspondence**: None.
- 12. **Public Participation**: None.
- 13. **Approval of Minutes** September 25, 2023 Regular Meeting

<u>MOTION</u>: Erin Stavens/Deb Goetz to approve the September 25,2023 Regular Meeting minutes as written. Mr. Matteis, Ms. Stavens, Ms. Goetz, Mr. Olynyk and Mr. Powell voted in favor. Motion carried.

14. Adjournment

MOTION: Deb Goetz/Joe Matteis to adjourn the meeting and pay the clerk at 9:34 p.m. Mr. Olynyk, Ms. Stavens, Mr. Matteis, Ms. Goetz, and Mr. Powell voted in favor. Motion carried.

Respectfully submitted,

Annie Gentile Clerk