

Tolland Village Area

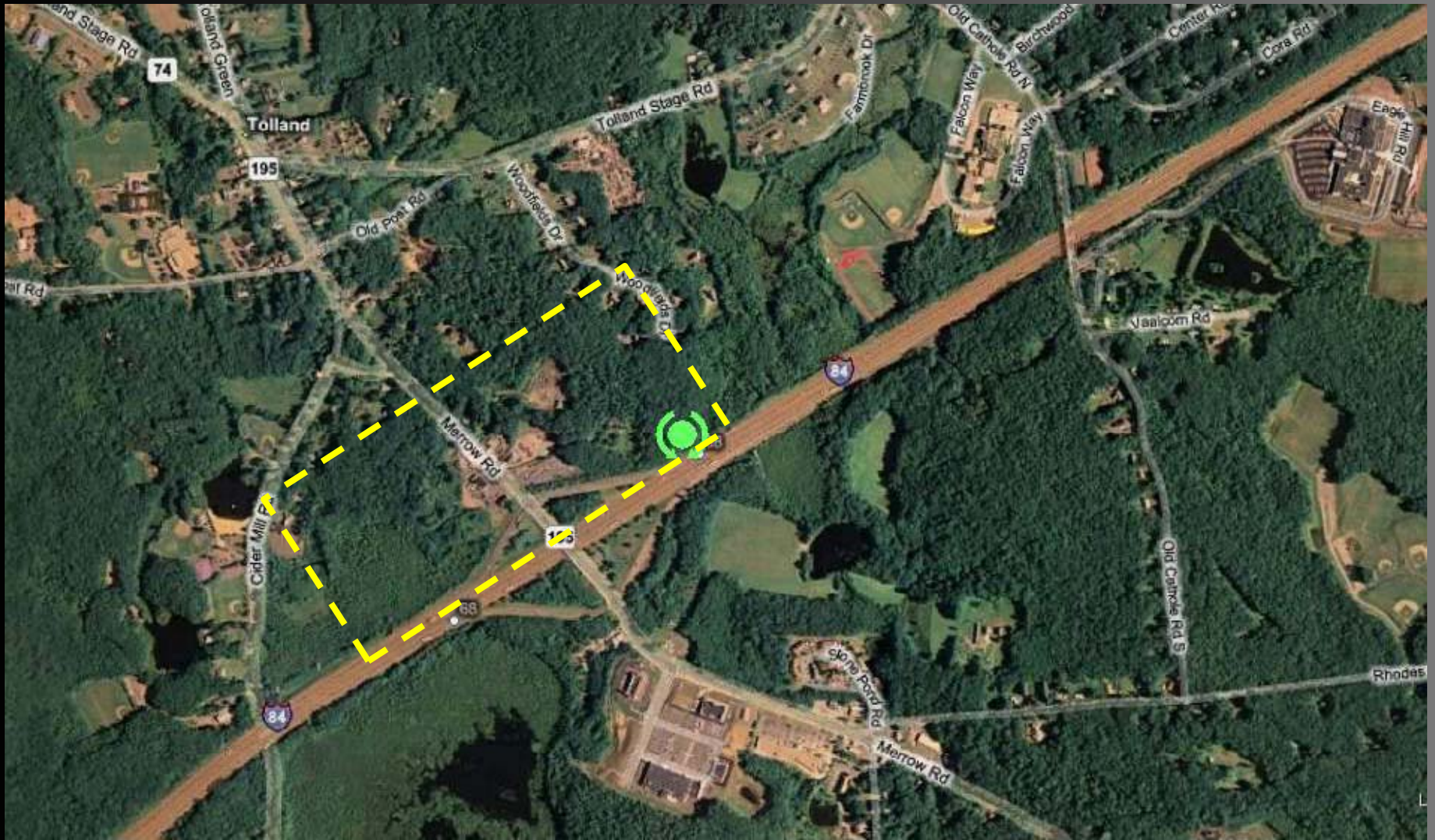


Town Council Meeting
February 9, 2012

Overview:

- Quick re-cap of the Tolland Village Area
- Moving forward:
 - Town Council
 - Planning and Zoning Commission
 - Economic Development Commission
 - Others

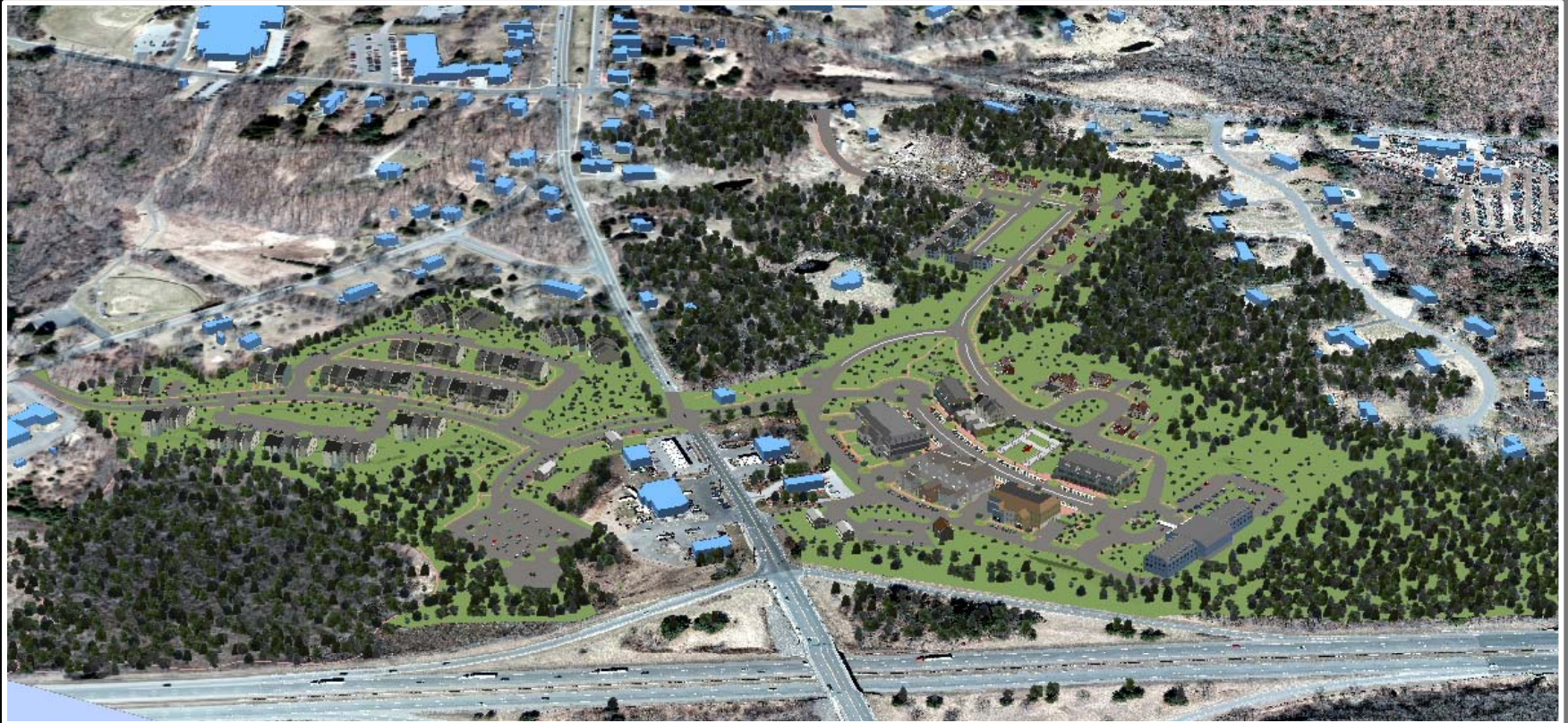
Overview



Overview



Overview



Housing - West

Main Street in background



To Cider Mill Rd.

Housing - West



To Cider Mill Rd.

Main Street



Main Street



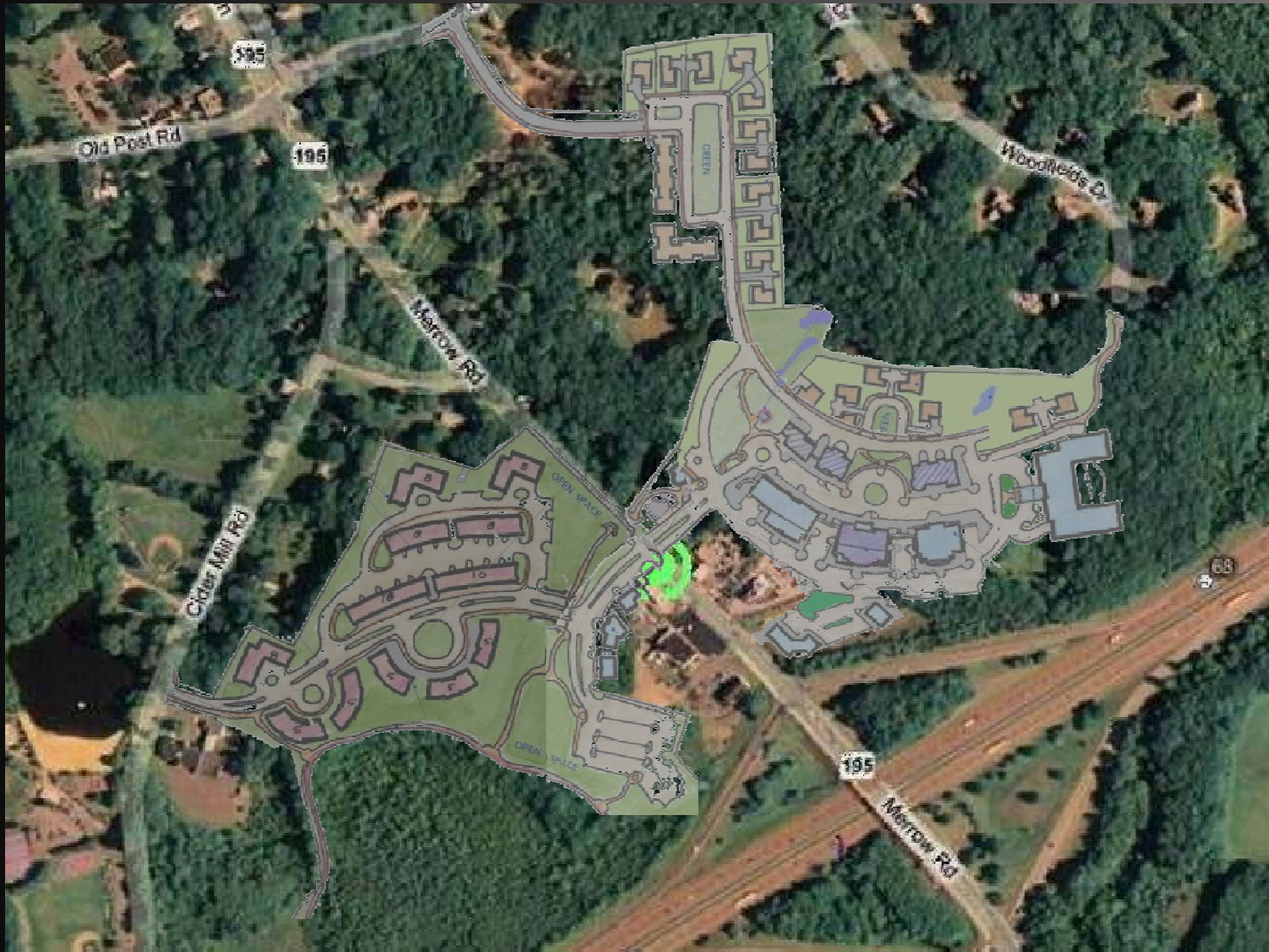
“Main Street”, looking easterly toward hotel.

Housing - Northeast

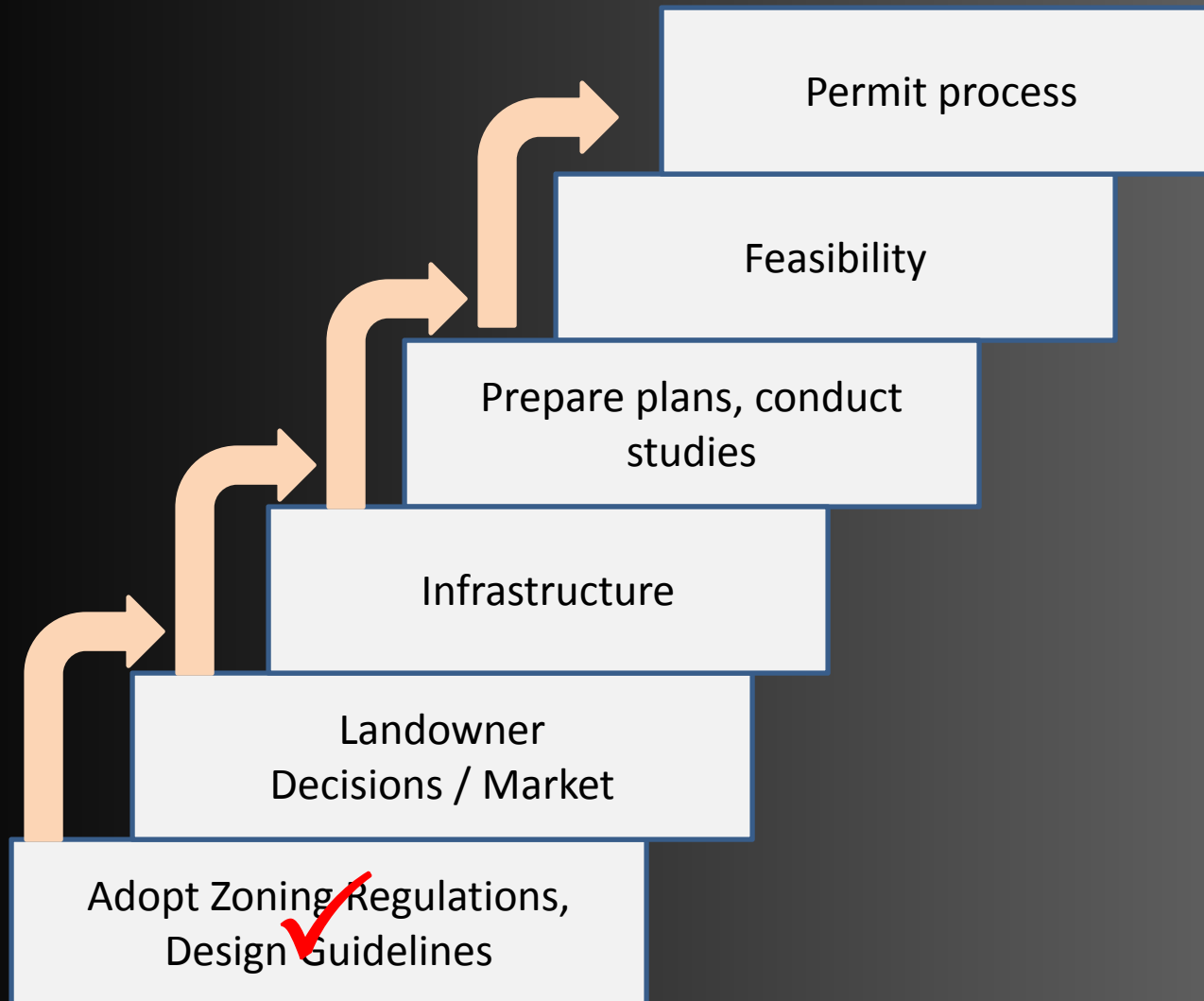
*Buffer to Woodfield Dr.
area*



When?



Moving Forward



Town Council Decisions

- Town is a land-owner - but what role?
Developer? Seller? Partner?
 - If developer: market study, marketing, meet with developers
 - If seller: how to prepare for approval of sale, appraisals, be ready to negotiate
 - If partnership: who and how?

Town Council Decisions

- Infrastructure Philosophy:
 - Developer pays
 - Town pays
 - Town seeks grants
 -develop philosophy now

Town Council Decisions

- Tools /Incentives / Assistance:
 - Tax incentives
 - Grants
 - Matchmaker – financing, developers, businesses
 - Promoter

Land Owners / Market

- Privately Owned Land – Town Role
 - Market study
 - Market the area / brand / get the word out
 - Meet and greet / open house
 - Open door policy to talk through ideas
 - Team of “experts” and resources (e.g., traffic, banks)
 - Pre-application meetings

Infrastructure

- Sewer allocation
- Water?
- Natural gas?
- New Connector Road

Feasibility

- Incentives?

Permitting

- Wetland mitigation guidelines
- PZC pre-application meetings
- Pre-meetings with State Traffic Commission staff