

Draft Action Plan

Goals

To address the following issues of immediate importance to the citizens of Tolland:

- Residential Density and Growth in Town.
- Preservation and enhancement of rural character and agricultural heritage.
- Affordability and diversity in housing.
- Diversity in the tax base – encouraging context sensitive commercial development.

Method

1. Evaluate, update and add to the Town Plan of Conservation and Development addressing the following issues:
 - **Residential:** Conservation and Open Space Plan, Linkages and Pathways, Pro-agriculture statement,
 - **Commercial:** Diversity and mixed use, flexibility, linkages and pathways, access management, environmental protection.
2. Revise and update Zoning Regulations (underway) to address revised Plan of Conservation and Development:
 - **Residential:**
 - Density Based Zoning – look at layout, open space goals (% and type of land, rock outcroppings, ridgelines, etc)
 - Reduce paving requirements?
 - Low impact stormwater management (ongoing) - try to eliminate pipes (encourages more open area)
 - Extra Credit for Open Space layouts and/or preservation of land more suited to agriculture and/or habitat?
 - Allow detached accessory dwelling units? Increase square footage allowed?
 - Cul-de-sac lengths
 - Diversity in housing/affordability
 - “Innovative” zoning (i.e. density based zoning)
 - Higher density in transition zones
 - **Commercial:**
 - Look at coverage, flexibility and incentives (ongoing)
 - Look at ways to encourage mixed uses.
 - Impact of sewer accessibility
 - Implement zoning recommendations in Economic Stakeholders Report (ongoing)

Action Plan

1. Amend Plan of Conservation and Development.
 - Hold joint meetings with Wetlands, Conservation and Economic Development Commissions
 - Hold Public Forum once outline of changes has been developed and specifically for Open Space and Conservation Plan with Conservation Commission.
 - Present results of questions generated during first public forum and meeting with Town Attorney (moratoria, fees, growth management, etc).
 - Public Hearing for final document
2. Amend Zoning Regulations to address goals and Plan of Conservation & Development:
 - Hold Public Hearing developers and residents.
 - Public Hearing for final document.

Special Initiatives

- Pathways/ linkages (ongoing)
- Hold joint meetings with neighboring towns (Coventry, Ellington, Willington) to exchange zoning ideas, coordinate zoning, open space and linkages on common boundaries (ongoing).
- Route 195 Corridor Study:
 - Work with CRCOG on developing a “Context Sensitive Design” that reflects Tolland’s goals.
 - Implement recommendations and incorporate into the Zoning Regulations.
- Agricultural outreach:
 - Additional meetings with farmers.
 - Enhance farmers market – go regional? – make it serve the people it is intended to serve.
 - Equine interests
 - Provide information through state or UCONN on matching young people with older landowners.
 - Recognize that agriculture/husbandry is an Economic Development issue - look for models and make part of EDC agenda. Advertise!