

**Minutes of Meeting**  
**Ad-Hoc Committee on Residential Development**  
**May 18, 2005**

Members Present:     Vin Avino                                     Marianne Latimer  
                           Ralph Duell                                     Richard Lee  
                           Gary Haynes                                     Cynthia MacDonald  
                           John Losty, Vice-chair

Also Present:         Linda Farmer, Director of Planning and Community Development

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Linda Farmer started the meeting at 7:05 p.m. in the Hicks Memorial Municipal Council Chambers.

Minutes of May 4, 2005 were approved.

Ms. Farmer relayed news of related activities:

- The Conservation Commission is interviewing candidates to help complete its draft Open Space and Conservation Plan.
- The Willimantic River Landowners meeting experienced a good turnout.
- A Scenic Roads Ordinance was discussed at the recent Town Council meeting.
- The Planning & Zoning Commission is discussing cul-de-sac regulations.

The group reviewed GIS maps produced by Steve Lowrey showing resource features:

- Wetlands, Watercourses and Aquifers
- Open Space and Protected Lands
- Public Act 490 Farmland Soils
- Phase 1 Sewer Service District
- Historic District and Known Archaeology Sites

These maps will be posted on the [www.tollandgrowth.org](http://www.tollandgrowth.org) website along with the large parcels map.

A discussion followed involving possible natural resource overlays with regulations. Ralph Duell noted that the standard conservation easement seemed to be a good tool. He suggested that wetlands and steep slopes should be excluded from consideration of open space.

The upcoming land use workshop is scheduled for June 20 at 7 pm in the Council Chambers with the PZC, Inland Wetlands Commission, Conservation Commission and Ad-Hoc Committee invited. Glenn Chalder of Planimetrics will attend. Several members suggested that an actual property in Tolland be used as an example for the sample subdivision using conventional and density-based regulations.

The next scheduled meeting of the Ad-Hoc Committee is June 1. The meeting adjourned at 8:20 pm.

Respectfully submitted,

Marianne Latimer