

**Minutes of Meeting**  
**Ad-Hoc Committee on Residential Development**  
**May 4, 2005**

Members Present:     Bill Eccles, Chair  
                          Vin Avino                             Marianne Latimer  
                          Ralph Duell                            Richard Lee  
                          Gary Haynes                           Cynthia MacDonald

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

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Chair Bill Eccles called the meeting to order at 7:05 p.m. in the Hicks Memorial Municipal Council Chambers.

Minutes of April 18, 2005 were approved.

Richard Lee started the discussion stating that just prior to the meeting, several members had voiced the need for more specific mapping. One suggestion was to have the GIS map layers brought to the meetings. The group was in general agreement that any recommendations coming from the Ad-Hoc Committee need to be based on actual data.

Linda Farmer replied that the GIS maps could be combined to show multiple resource features and suggested that the committee make a list of what would be helpful to show. Some of the layers that would be useful to the group included:

- Wetlands
- Aquifers
- State and Town- owned land
- Water Company land
- Slopes (> 20%)
- Zoning
- Existing Sewer Lines and Districts
- Potential Sewer Lines and Districts
- Existing Water Lines and Districts
- Potential Water Lines and Districts
- Soils
- Scenic roads

Mr. Eccles noted that he reviewed several documents, including a report from the Town of Canton's Open Space Committee, and other reports on Conservation Subdivisions, and that none of them address growth. Ms. Farmer added that Connecticut law does not allow much to limit growth.

Gary Haynes asked for individual opinions on density based zoning. He observed that monitoring would be an essential part of whatever regulatory system is put in place, and that any changes may need to be adjusted. Ms. Farmer suggested that if density based zoning were to go forward in Tolland, it would

likely be a hybrid of traditional zoning. She recalled that there seem to be more irregular dimension lots seen in recent subdivision applications contrived to meet lot standards and maximize the number of lots than in the past.

A discussion ensued on flexible placement of housing. The group thought it would be helpful to hold a workshop using an actual land parcel and to go through the exercise of traditional zoning and density based zoning to compare what might be proposed under each scenario. It was suggested that all the land use agencies may want to participate.

The group also discussed the limitations of using open space funds for planning purposes.

Some committee members started marking a map of roads in Tolland with scenic views.

Mr. Eccles reminded members that recommendations from the Ad-Hoc Committee need not be unanimous.

The next regular meeting will be held May 18. Meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Marianne Latimer