

**Minutes of Regular Meeting  
Ad-Hoc Committee on Residential Development  
February 16, 2005**

Members Present:     Bill Eccles, Chair                     Richard Lee  
                          John Losty, Vice Chair                 Cynthia MacDonald  
                          Vin Avino   Randa Nesman  
                          Ralph Duell                                     Carla Peck  
                          Gary Haynes                                    Bill Wallace  
                          Marianne Latimer

Also Present:         Linda Farmer, Director of Planning and Community Development,  
                          Marilee Beebe-Kostrun, Planning and Zoning Chair,  
                          Roseann Gottier, Ken Hankinson, Ken Houck & Bob Smith, Chair, WPCA

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

Minutes of February 2, 2005 approved with following corrections:

- Page 2, 4<sup>th</sup> paragraph – decrease the amount (not value) of steep slopes and wetlands with Open Space (not wetlands).
- Page 2, 15<sup>th</sup> paragraph – Ms. Farmer said two examples existing (add) of private roads (remove add) do not work.....
- Page 2, 17<sup>th</sup> paragraph - ...by the PZC and is (add) being considered in the Gateway Zone (add) with a public hearing on February 28, 2005.

Roseann Gottier explained the format used when Conserving Tolland was formed. They had a professional facilitator as a member that set good ground rules. She handed out the meeting agenda that she had revised.

Linda Farmer reviewed the handouts including parcel map, Open Space data, a summary of residential Zoning & Subdivision Regulations and various articles. Additionally a form was distributed for members to list scenic, historic, ecological or other important places in Tolland to identify for protection.

Bob Smith explained the WPCA function, current sewer service area and planning goals for sewers in certain residential areas Ms. Farmer had presented to the WPCA. The Phase II Sewer Facilities Plan will address these issues. Neil Johnson had invited him to attend this evening to explain the feasibility of community septic systems. Tolland soils may not allow these systems in many areas and the Town must guarantee repair if not done by the owner. Some towns do not permit them. The Village at Crystal Springs on Crystal Lake Road has a community septic system.

Marianne Latimer explained the tollandgrowth.org web site and what documents could be added such as maps in a PDF file. Ms. Farmer & Ms. Latimer will prepare a press release for the web site and call the newspapers.

Ms. Beebe-Kostrun was asked to explain the Ad-Hoc Committee's charge. She said the Planning and Zoning Commission is looking for supplemental input to identify concerns with residential growth and densities and give several recommendations for solutions to address these concerns in a document to ultimately distribute to the public.

Members wrote what they thought was the mission statement on paper and Chairman Eccles posted them on the wall in categories. Discussion followed to combine statements to develop a single mission statement as follows:

To identify concerns and issues about land use, the quality of life and residential growth in Tolland.

To propose remedies or strategies to address these land use, quality of life and residential growth issues.

To identify regulatory changes or remedies that will address growth and quality of life issues.

To furnish findings in a report to the Planning & Zoning Commission and the public by April 1, 2005.

It was decided to invite Glen Chalder of Planimetrics to the March 16, 2005 meeting and hold it jointly with the Planning & Zoning Commission.

At closing, Chairman Eccles went around the room for comments from members:

- Better
- 4 of 10
- Good open discussion & homework
- Need structure – positive direction
- More focused with goals
- Very encouraged
- Happy we are in a focused area – not comfortable with amorphous discussion with no purpose

Meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Linda Farmer  
Director of Planning & Community Development

LF/cm