



TOWN of TOLLAND / 21 tolland green, tolland, connecticut 06084

Steven R. Werbner
Town Manager
(860) 871-3600
swerbner@tolland.org

March 21, 2011

Members of the Government and Administration and Elections Committee

RE: S.B. No. 1196 – An Act Concerning the Conveyance of Certain Parcels of State Land

Dear Committee Members:

On behalf of the Town Council of Tolland, the Planning and Zoning Commission and the Economic Development Commission, I urge that you support passage of this bill. The Town of Tolland is asking that an open space deed restriction on a nine acre parcel of land deeded to the Town from the State some nine years ago be removed. The Act allowing the original transfer was Special Act 03-19 approved July 2, 2003. This parcel of land is located in the proposed Tolland Village Area with some 675 acres of developable land surrounding it on two sides of the road just off interstate I-84. The Town, working through its Planning and Zoning Commission has for the last several years been working with landowners, residents, Town Officials and Consultants to develop a concept plan for possible development of this Village Area that would apply the principals associated with a transit oriented development. This parcel has been identified as a key component of the overall development based on its relationship to other parcels in the area. The piece is landlocked and not suitable for use as open space by the Town. The Town has over the last ten years purchased and preserved some 1,000 acres of open space in other areas of Town and overall some 20% of Tolland's land mass is classified as open space property.

The Town has limited opportunities for mixed developments and is excited about the potential this concept plan brings to the Community for creating much needed housing, services and job potential. It is our goal to have regulations prepared for this zone by June 1st which will allow developers time to begin assessing how best the private market can incorporate our concepts into their development scenarios.

In addition, the Town is also desirous of working with the Department of Transportation to move an existing commuter lot which is in close proximity to the subject parcel to a similar size piece of property across the street. Preliminary discussions with Department Officials

Members of the Government and Administration and Elections Committee
Page Two
March 21, 2011

concerning this matter have been encouraging and the Department has suggested we seek legislative approval to allow for this to happen in a timely fashion. It is anticipated that there would be no cost to the State for this action. By relocating the commuter lot we will provide a means for cost effective access into the nine acre parcel.

Overall the conveyances requested will be of extreme benefit to the Town and its ability to put forth a development concept that meets best planning practices in terms of sustainability, transit oriented development, protection of the environment and the creation of housing and job opportunities. The Town of Tolland urges that the Committee take favorable action on this bill.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Werbner', written in a cursive style.

Steven R. Werbner
Town Manager, Town of Tolland

SRW/lfb