

**TOWN OF TOLLAND, CT
PLANNING & ZONING COMMISSION**

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, March 23, 2026, commencing at 7:00PM ., to hear and discuss the following:

PZC #26-2, Zoning Regulation Amendments – Request to amend Section 5-3.B to allow for reduced accessway widths for rear lots with shared driveways and require an easement agreement for shared driveway maintenance be filed on the Land Records. Applicant: Gardner & Peterson Associates, LLC

A copy of this application is on file and available for review in the Planning and Building Department at 21 Tolland Green, Tolland, CT 06084.

To be advertised twice in the Journal Inquirer: Monday, March 9, 2026
Thursday, March 19, 2026



P&Z #: 26-2

TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

Which document are you proposing to amend?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Regulations | <input type="checkbox"/> Wetlands Regulations |
| <input type="checkbox"/> Subdivision Regulations | <input type="checkbox"/> Plan of Conservation & Development |

List all sections of the regulations that you propose to amend or add text to:

Section 5-3.B.Rear Lot.3.f

Add Section 5-3.B.Rear Lot 3.G

Section 5-3.B.Rear Lot 4

Describe the purpose for these proposed changes:

Clarify how shared driveways are defined

Reduce the width of adjacent rear lot access strips when utilizing a shared driveway

Require the applicant to document on the land records the party responsible for shared driveway maintenance

Describe how this request is consistent with the Tolland Plan of Conservation and Development:

Encourage shared driveways to reduce the amount of impervious surfaces
and preserve existing vegetation

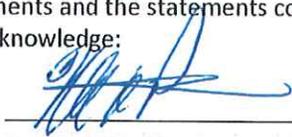
Applicant Information

Applicant Name: Gardner & Peterson Associates, LLC
Mailing Address: 178 Hartford Tpke Tolland, CT 06084
Phone Number: 860 871 0808 Email Address: mpeterson@gardnerpeterson.com

(Over)

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: _____



Date: 2/12/2026

Please note:

1. If also proposing to amend the Zoning Map, a separate Map Amendment Form and fee must be submitted.
2. The fee of \$300.00 plus a \$60.00 State fee must be submitted to be considered a complete application.

OFFICE USE ONLY

Fee Amount: _____

\$360.00

Approved: _____

Form of Payment: _____

CHECK

Approval Date: _____

Date Submitted: _____

(stamp)

Effective Date: _____

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BY: AMS

Rear Lot

1. One (1) single-family dwelling or one (1) two-family dwelling and appurtenant accessory structures shall be permitted on a rear lot.
2. Special Permit Uses in the RDD may be permitted by the Commission depending on appropriateness of the location, impact to adjacent single family dwellings and the neighborhood, traffic and accessibility. This Section shall not be subject to variance from the Zoning Board of Appeals.
3. Standards and Requirements:
 - a. Minimum lot area: five (5) acres. The accessway may count towards the minimum lot area requirement.
 - b. Buildable area required: A rear lot shall contain a single undivided buildable area of at least 19,000 square feet and such buildable area shall contain a square that is a minimum of 100 feet by 100 feet.
 - c. Setbacks: Principal structures shall have a minimum setback of 50 feet from the side and rear property lines and 100 feet from the front line of the rear lot. The front line shall be the lot line from which the accessway starts at the rear lot leading to the street, not the streetline.
 - d. Each rear lot shall have an accessway which has a continuous width of at least 35 feet, is owned in fee simple by the owner of the rear lot, and has frontage on a public road.
 - e. All accessways shall be used to provide access to the area of the lot on which the dwelling is to be constructed unless otherwise approved by four (4) concurring votes of the Commission.
 - f. Up to two (2) rear lots may share a driveway or a rear lot may share a driveway with non-rear lot, provided each rear lot has an accessway that meets the requirements of this regulation. For purposes of this subsection, the number of lots served by a shared driveway shall be calculated from the point where the shared driveway leaves the public right-of-way and enters private property.
 - f.g. If a shared driveway is approved pursuant to subsection f, the accessway continuous width requirement may be reduced to 25 feet provided that the shared driveway is located within one or both accessways and the accessways shall abut each other at the road frontage. Each accessway shall be owned in fee simple by each owner of each abutting rear lot.
4. The owner of the rear lot shall provide and maintain the driveway, drainage and utilities installation in the accessway. Where two rear lots share a driveway, staff shall determine which lot shall be responsible for providing and maintaining the driveway: an easement agreement must be filed on the land

records identifying who shall be responsible for providing and maintaining the driveway.

5. The Commission shall not approve a rear lot unless it finds that such lot provides the best development of the land, taking into consideration drainage, land configuration, accessibility, topography, utility lines and traffic.

