



TOWN of TOLLAND/ 21 Tolland Green,
 Tolland Connecticut 06084
 Department of Planning & Development
 860-871-3601



May 21, 2025

SENT VIA CERTIFIED MAIL

X	Bolton Town Clerk	X	Ellington Town Clerk	X	Vernon Town Clerk
X	Coventry Town Clerk	X	Mansfield Town Clerk	X	Willington Town Clerk

Subject: Tolland Planning and Zoning Commission– PZC 25-3 –Text Amendment Application:

Dear Town Clerk,

Enclosed please find the application materials for the following application:

PZC # 25-3 - Zoning Regulation Amendment – Amendment to Section 2-2 of the Zoning Regulations defining a Rear Lot and amendments to Section 5-3 pertaining to rear lots in the Residential Design District to allow for a two-acre minimum lot size, revise the accessway requirement, and allow multiple lots to share a driveway. Applicant: M. Larochele.

Pursuant to Connecticut General Statutes 8-7d(f), this application is being referred to your municipality because the application affects property within five hundred feet of the town line.

To view the application in its entirety, please visit the Planning and Zoning Commission page on our website under “Pending Applications” at www.tollandct.gov
 (Link: <https://www.tollandct.gov/planning-zoning-commission/pages/pending-applications>)

If you have any questions, please feel free to contact me.

Sincerely,

David Corcoran, AICP
 Director of Planning and Development

**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, June 23, 2025 commencing at 7:00 p.m., to hear and discuss the following:

PZC # 25-3 - Zoning Regulation Amendment – Amendment to Section 2-2 of the Zoning Regulations defining a Rear Lot and amendments to Section 5-3 pertaining to rear lots in the Residential Design District to allow for a two-acre minimum lot size, revise the accessway requirement, and allow multiple lots to share a driveway. Applicant: M. Larochelle.

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

To be advertised twice in the Journal Inquirer: June 13, 2025
June 19, 2025



P&Z #: 25-3

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?

- Zoning Regulations
- Wetlands Regulations
- Subdivision Regulations
- Plan of Conservation & Development

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

Please See Attached Paperwork
 Section 5-3
 & Rear Lot 3A, D, E, Feb 4
 Section 2-2

Describe the purpose for these proposed changes:

- 1) Allow frontage to be shared with front lot for rear lot access
- 2) Reduce acreage requirements for rear lots.
- 3) Allow more building lots to share same driveway

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

Applicant Information

Applicant Name: Marc Larochelle

Mailing Address: 18 Plains Rd, Tolland, CT 06084

Phone Number: [REDACTED] Email Address: [REDACTED]

(Over)

Section 2-2. Terms Defined

LOT, REAR – A lot located generally to the rear of a front lot(s) and served by an access-way typically located between front lots and owned by the owner of the rear lot, or a lot with located generally to the rear of a front lot(s) with access provided through the front lot with a permanent access easement.

Section 5-3. Traditional Residential Development

A. Dimensional Requirements:

1. Minimum lot area: two (2) acres (see density requirement in Section 5.3.B if creating a new lot).
2. Minimum buildable area: 19,000 square feet, containing a 100 foot square. This provision may be altered on an individual lot basis by four (4) concurring votes of the Commission if the Commission determines that, due to topographic or other site features or other unusual or unique lot features, the lot can be developed without violating the intent or integrity of this Section.
3. Minimum lot frontage:
 - a. 200 feet at street line.
 - b. For a lot in which the side lot lines converge toward the street (e.g., a lot at the end of a cul-de-sac), a minimum of 100 feet of road frontage is required and 200 feet is required at the floating building line.
4. Maximum building coverage: 15%.
5. Minimum front yard setback for principal structure.
 - a. Main arterial or collector road:
 - 1) Applies to:
 - a) State Routes
 - b) Old Stafford Road
 - c) Goose Lane
 - d) Old Post Road
 - e) Grant Hill Road
 - f) Browns Bridge Road
 - g) Grahaver Road

- 2) 60 feet from street line or at established floating building line, whichever is greater.
- 3) Expansions or additions to the size or height of a single-family dwelling which was in existence prior to August 1, 2000 shall not be required to meet the 60 foot setback. Instead, the 40 foot setback requirement shall apply.
- b. Other road: 40 feet from street line or at established floating building line, whichever is greater.
- 6. Minimum side yard setback for principal structure: 25 feet.
- 7. Minimum rear yard setback for principal structure: 50 feet.
- 8. Dwelling units per lot: one (1) except as provided elsewhere in these regulations.

B. Density

Any lot divided into three (3) or more lots after December 1, 2005 shall comply with the following density requirement. The maximum number of lots into which a parcel may be divided shall be determined by:

- 1. Deducting 20% from the acreage of the total parcel for open space and then deducting each of the following:
 - a. Wetlands, watercourses and waterbody areas.
 - b. Land with slopes greater than 20%, as measured over a distance of 50 or more lineal feet.
 - c. Ledge outcropping areas of more than 200 square feet.
- 2. The resulting acreage is then multiplied by the following density factor to determine the number of building lots permitted, rounded down to a whole number. This number represents the theoretical maximum number of lots allowed. This number of lots may not be achievable due to constraints of the Public Health Code, the configuration of the parcel and other constraints imposed by natural conditions. The density factors are:
 - a. 0.40 in the Residential Design District.
 - b. 0.36 in Natural Resource & Wildlife Protection Areas.
- 3. Lots created under this Section shall not be further subdivided unless otherwise specified by the Commission at the time of approval.

Example	
Total area of parcel	100 acres

Minus:	
Open space (20%)	-20 acres
Wetlands, watercourses, waterbodies	-15 acres
Areas with slopes greater than 20%	-5 acres
Areas of ledge greater than 200 square feet	-2 acres
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	58 acres
RDD Zone: 0.40 density factor x 58 acres = 23 building lots	
NRWP Areas: 0.36 density factor x 58 acres = 20 building lots	

C. 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, unless a permanent access easement is established across another property line to provide connection to the rear lot. Any such access easement shall provide driveway, drainage, and utility access and shall be noted on the subdivision plan and filed on the land records.
 - e.d. ~~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.e. Up to two (24) rear lots may share a driveway or ~~three~~ rear lots may share a driveway with a non-rear lot, ~~provided each rear lot has an accessway that meets the requirements of this regulation.~~

4. The owner of the rear lot shall provide and maintain the driveway, drainage and utilities installation in the accessway. Where ~~two-multiple~~ rear lots share a driveway, ~~staff shall determine which lot shall be responsible for providing and maintaining the driveway a maintenance agreement between the property owners shall be filed on the land records.~~
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.