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COMMUNITY DEVELOPMENT



Killingly Agriculture Commission
TUESDAY – FEBRUARY 19, 2019

SPECIAL WORKSHOP MEETING WITH PLANNING ZONING COMMISSION
7:00 pm

Killingly Town Hall, 172 Main Street, Killingly, CT
Second Floor, Town Meeting Room

SPECIAL MEETING / WORKSHOP MINUTES

NOTE: This workshop took place as part of the regular meeting of the Planning Zoning Commission.

I. Call to Order and Roll Call

Attending: Frank Anastasio, Virginia Keith, and Byron Martin

II. Regulations – review / revisions / discussion / action

A) Town of Killingly Zoning Regulations Section 585 "Agriculture"

1. Discussion / Workshop – Revisions to Agricultural Regulations for both the Town of Killingly, and the Boro of Danielson.
(At end either schedule another workshop for MONDAY, MARCH 18, 2019 or schedule for a public hearing; suggested hearing date MONDAY, APRIL 15, 2019 at 7:00 p.m. {Due to Notification Requirements})

The PZC reviewed the Agricultural Regulations for the Town of Killingly. Ms. Aubrey provided copies of a Table which is part of the Town of Killingly Agricultural Regulations. Ms. Aubrey explained that the cleaned-up copy incorporating the edits from the Town Attorney, as requested by the PZC last month, was also provided for their review.

Frank Anastasio and Virginia Keith, and Byron Martin, Members of the Killingly Agricultural Commission, were present.

Motion was made by Virge Lorents to open the floor for discussion with Members of the Killingly Agriculture Commission regarding revisions to Agricultural Regulations for both the Town of Killingly, and the Boro of Danielson. Second by Brian Card. Motion carried unanimously (4-0-0).

Mr. Card asked Mr. Anastasio and Ms. Keith if they had any comments or concerns regarding the edits made by the Town Attorney.

Ms. Keith's Comments:

- Page 12, Item j, 3 – She noted that, as written, a student in the Rural Development would have to stop their project within 30 days. She stated that the intent was specifically for the Boro, if a project included animals that were typically not permitted in the Boro, the project would be ceased within a certain number of days.

Mr. Card suggested the following language revision: That at the end of the student project, all farm animals, shelters and pens that are not in conformance with the underlying zone shall be removed from the premises within 30 days. Failure to remove such farm animals, shelters and pens shall be in violation of these zoning regulations, and will result in a "Notice of Violation" being issued. There was consensus for this language.

- She noted instances on Page 14 where "property line" should be changed to "boundary line" for consistency. Ms. Aubrey will change all instances throughout the document.

Ms. Aubrey will also make all of the requested changes from Legal Counsel to the Boro Zoning Regulations as well as the ones noted this evening.

Ms. Aubrey stated that comments had been received from the Boro Council regarding parking requirements for seasonal farm stands and farm stores. They feel it doesn't make sense that two off-street parking spaces are required for a 200 s.f. farm stand and that a farm store only required one parking space for every 200 s.f.

Ms. Aubrey read the following proposed language: Adequate off-street parking shall be provided at the rate of one parking space for every 200 s.f. of store area; with a minimum of two (2) parking spaces for a 200 s.f. store.

There was discussion regarding Page 9, Item 8. It was decided to eliminate this item.

Motion was made by Virge Lorents to eliminate #8 on page 9 of 16 of Section 585 –Agriculture of the Town of Killingly Zoning Regulations and from the Borough of Danielson Zoning Regulations. Second was made by Sheila Roddy.

There was discussion regarding the requirement for 51 percent being grown on the farmers own property. Ms. Aubrey referred to Items d. 3 and 5. Mr. Anastasio explained that there is flexibility for times; for instance, when there is a frost and the farmer needs to buy crops from another farmer to sell (the Zoning Commission or its designee will determine what makes sense). Discussion continued regarding enforcement which, many times, has to be handled by the Department of Agriculture. Mr. Anastasio explained that to call something Connecticut Grown (or within 50 miles of Killingly), the source of the product has to be identified.

Motion carried unanimously (4-0-0).

Motion was made by Brian Card to accept Town of Killingly Regulations Section 585 – Agriculture, with the four noted changes:

- To change all instances of property line to boundary line.
- Delete #8 on page 9 of 16.
- Page 12 of 16, #3 to read as follows: That at the end of the student project, all farm animals, shelters and pens that are not in conformance with the underlying zone shall be removed from the premises within 30 days. Failure to remove such farm animals, shelters and pens shall be in violation of these zoning regulations, and will result in a "Notice of Violation" being issued.
- Add to the Table that N/A means Not Allowed.

and to schedule a public hearing for Monday, April 15, 2019, Town Meeting Room, Second Floor, Killingly Town Hall, 172 Main Street, at 7:00 p.m. Second was made by Virge Lorents. Motion carried unanimously (4-0-0).

B) Borough of Danielson Zoning Regulations Section 585 "Agriculture"

There was discussion regarding people who want to farm (e.g. in the Boro), but don't have enough land. Ms. Lorents noted that this is an issue that the PZC needs to consider. Mr. Anastasio stated that they are going to conduct a survey in the Town of all landowners (especially those designated 490 – Farm Land, Forest Land, and Open Spaces) and one question they will be asking is, if they would be willing to lease land to someone who is interested in farming it. Discussion continued.

XIII. Adjournment