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TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION
WEDNESDAY – JUNE 14, 2017
Elizabeth M. Wilson
SPECIAL MEETING – WORKSHOP MEETING
7:00 PM
Conference Room 102
Killingly Town Hall
172 Main St., Killingly
SPECIAL MEETING – WORKSHOP MEETING WITH AG COMM

MINUTES

I. CALL TO ORDER/ROLL CALL

Since only one Member, Byron Martin, of the Killingly Agricultural Commission was in attendance, that meeting was cancelled at 7:10 p.m. due to lack of quorum.

The Workshop Session was held: Members of the Planning and Zoning Commission in attendance: Todd Nelson (Regular Member) and, Alternate Members, Virge Lorents and Matthew Wendorf. Mr. Martin of the Agriculture Commission participated. The Workshop Session commenced at 7:12 p.m.

Also present was Adam Griffiths, Council Liaison for the Agriculture Commission; and Staff Ann-Marie L. Aubrey, Director of Planning and Development.

II. WORKSHOP SESSION – (review/discussion)

A) Town of Killingly Zoning Regulations Section 585 "Agriculture" – review / discussion /advise

Review and discussion, ONLY, of the draft of the Town of Killingly Zoning Regulations Section 585 "Agriculture" – the purpose of this workshop is to listen to the AG COMM regarding their proposed draft amendments and to advise the AG COMM whether additional revisions should be considered prior to submitting the proposed amendments to the full board.

Ann-Marie Aubrey explained that she and Mr. Martin and Mr. Griffiths would be reviewing the draft of the proposed Regulations (dated June 2, 2017) and invited comments from the Members of the Planning and Zoning Commission.

Mr. Martin explained that the Agriculture Commission had previously been through this process and had gotten approval for its Regulations, but that there were discrepancies and, so, they are attempting to work on improving language to make them easier to follow. He said that most of the problems have to do with how to regulate animals (Generally Accepted Agriculture Practices).

Topics of discussion included the following: wildlife; lumbering (erosion control); maintenance of fences; food safety; Generally Accepted Agricultural Practices/Best Management Practices. Ann-Marie Aubrey will research a question that was raised, "Can a municipality maintain its standards regarding agriculture if State and Federal requirements did not exist anymore." There was discussion regarding Health Code requirements for manure management. There was discussion regarding Section 585.6.d.1. - The minimum three-acre lot size was thought to be confusing. This may need to be revisited to take another look at the lot size and new language may need to

be drafted. There was discussion regarding 585.6.g. There was discussion regarding pigs and backyard chickens. There was discussion regarding property line vs. boundary line (Section 585.6.k.) – all references to be changed to boundary line. There was discussion regarding swarming of bees.

The discussion regarding lumbering (erosion control) resumed. Virge Lorents stated that she is concerned that it be spelled out clearly so that people understand what they need to do.

During the discussion regarding Section 585.6.d.1., Deborah Sage, Danielson Homestead on Maple Street, who was seated in the audience, was allowed to speak. Ms. Sage stated that she would be doing hydroponic farming year-round and she asked if she would be allowed to sell year round at her property. The property is in a Low-Density Zone and she was told that she would be able to sell year-round.

SECTION 585 – AGRICULTURE

585.1 – Intent – There were no suggested changes to the Draft for this Section.

- a) The purpose of these regulations is to preserve existing agriculture uses, encourage new agriculture uses, and to maintain and promote a healthy and sustainable environment for people, livestock, plants and wildlife in the Town of Killingly through the use of appropriate standards and permit procedures. Agriculture in Killingly has its roots in the traditions of colonial New England subsistence farming. It continued to survive and evolve even as Killingly's water resources were harnessed to power mills at the start of the Industrial Revolution. Small dairies, orchards and poultry houses were present in the early twentieth century, with beef cattle, sheep, goats, produce, orchards, equine and horticultural activities existing today. These diverse farms and farming enterprises contribute to Killingly's economy and sense of place by providing a scenic, rural atmosphere, a local source of ornamental plants and fresh foods and recreation.
- b) These regulations are a small step in treating livestock, crops, forestry, aquaculture or the harvesting of any agricultural or horticultural commodity and row crop agriculture equally, fairly and with the same dignity.

- c) Nothing contained herein shall restrict the power of the local zoning authority under Chapter 124 of the Connecticut General Statutes. Zoning controls are needed to regulate scale, intensity, and impacts.

585.2 – Definitions - There was discussion regarding wildlife and there was discussion regarding lumbering (erosion control). It was suggested that it be spelled out clearly so that people understand what they need to do.

The current definition of Agriculture to be replaced by the following:

- 1) Agriculture and Farming – Except as otherwise specifically defined, the words "agriculture" and "farming" shall include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations; or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations; or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The Term "farm" includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations,

the sale of agricultural or horticultural commodities. Nothing herein shall restrict the power of a local zoning authority under chapter 124. (Reference is hereby made to CT General Statutes Sec. 1-1(q), and as may be amended from time to time.)

Regarding the following definitions, Ann-Marie Aubrey explained that they followed State Statute if there were definitions found there. If there was no definition in State Statute, they checked for a definition on the federal level. Some definitions were derived from pamphlets from the State regarding agriculture/farming/forestry. The NAICS (North American Industry Classification System {Federal Standards}) was also consulted. She explained that some new definitions were combined with existing definitions.

2) Ancillary – Something that is subordinate to, auxiliary to, supplementary to the primary activities or operation of an organization or farm.

The current definition of Aquaculture to be replaced by the following:

3) Aquaculture – means the farming of the waters of the state and tidal wetlands and manmade tanks both above and in-ground and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands; and as may be further defined and described in CT General Statutes Sec. 1-1(q) as may be amended from time to time.

The following to be combined with the current definition of Buffer Strip and to be used in relationship to the current definition of Planted Screenings:

4) Buffer Zone/ Buffer Strip – Vegetative screening consisting of, but not limited to, plantings, shrubs, bushes, evergreens, fencing and berms. The purpose of such buffers is to isolate, both visually and acoustically adjacent property areas (or zones) and to help maintain the quiet enjoyment of residential areas.

5) Commercial Forest Practices – Any forest practice performed by a person other than the owner of the subject forest land for remuneration which, when performed, yields commercial forest products. (Reference is hereby made to CT General Statutes Sec. 25-65f (1); and as may be amended from time to time.)

6) Commercial Forest Products – Wood products harvested from a tract of forest land in excess of fifty cords or one hundred fifty tons or twenty-five thousand board feet, whichever measure is appropriate, in any twelve month period. (Reference is hereby made to CT General Statutes 23-65f (2), and as may be amended from time to time.)

7) Commercial Forest Practitioner – Is anyone who advertises, solicits, contracts or engages in a commercial forest practice at any time. Three levels of certification exist: Forester, Supervising Forest Products Harvester, and Forest Products harvester. (Reference is hereby made to CT General Statutes Chapter 451a Forest Practices, and as may be amended from time to time.)

8) Connecticut Grown – Produce and other farm products that have traceable point of origin within the State of Connecticut.

9) Farm – Includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structure, or other structure used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities; and as may be further defined and described in CT General Statutes Sec. 1-1(q), and as may be amended from time to time.

10) Farm Products – Any fresh fruits, vegetables, mushrooms, nuts, shell eggs, honey or other bee products, maple syrup or maple sugar, flowers, nursery stock other horticultural commodities, livestock food products,

including meat, milk, cheese, and other dairy products, food products of aquaculture, including fish, oysters, clams, mussels and other molluscan shellfish taken from the waters of the state or tidal wetlands, products from any tree, vine, or plant and their flowers, or any of the products listed in this definition, as described in CT General Statutes Sec. 22-6g, and as may be amended from time to time, including, but not limited to, baked goods, wool products, soap products made with farm products; and leather as long as it does not violate Section 510 of these zoning regulations.

- 11) Farm Winery – A wine making establishment, incident to the farm at which it is located.
- 12) Forest – Areas or stands of trees covering an area greater than one-quarter acre; or groves of mature trees without regard to minimum area consisting of substantial numbers of individual specimens.
- 13) Forestry – Is the science, art and practice developing, managing, cultivating and harvesting a stand of tree. (Reference is hereby made to CT DEEP publication *"Agriculture, Forestry & Connecticut's Inland Wetlands and Watercourses Act"* ; Section *"How are Agriculture and Forestry Defined"* ; page 2; printed 11/2014, reprinted 10/2016.)
- 14) Forest Products – Any product derived from a farm for direct consumption, or use, such as lumber, mulch, firewood, or other related products.
- 15) Fresh Produce – Fruits and vegetables that have not been processed in any manner.
- 16) Incident – Something likely to happen because of or resulting from the primary activities or operation of an organization or farm; or something dependent on or subordinate to something else of greater or principal importance.
- 17) Incidental – Subordinate or minor in significance and bearing a reasonable relationship to the primary use.
- 18) Processing – Processing on farms is not considered manufacturing if the raw materials are grown on the farm.
- 19) Portable Sawmills – A mill, or a machine, primarily engaged in sawing rough lumber and timber from logs and bolts. The operation of the portable sawmill may include, but is not limited to, lumber, cordwood, firewood, and woodchips.
- 20) Season – A clearly delineated period of time during a given year that has a beginning date and ending date, which correlates with a major portion of the harvest period for Connecticut Grown fresh produce.
- 21) Seasonal Farm Stand – Used by a farm business for the temporary, seasonal sale of raw and/or processed agricultural and horticultural products, services and activities.

To be combined with the current definition of:

Farm Stand, Seasonal– A structure with a maximum size of ≤ 200 sf and used for a portion of the year solely for the sale of agricultural or horticultural products or related products made from raw agricultural or horticultural products, wherein 51% of the gross sales as a minimum, shall be grown and harvested onsite or on other land owned, leased or used by the farmer.

- 22) Seasonal Farm Store – Used by a farm business for the year round sale of raw and/or processed agricultural and horticultural products, services, and activities.

To be combined with the current definition of:

Farm Store, Seasonal or Year Round Retail – A maximum 1000 sf of structure or maximum of 1000 sf space within an existing structure devoted to the sale of agricultural or horticultural products or processed products made from raw materials or accessory products, wherein 51% of gross sales as a minimum, for at least three of the immediately preceding five (5) years, shall be grown and harvested on site or on other land owned, leased or used by the farmer.

23) Silviculture – Is the art and science of growing and tending forests for the production of wood and other benefits. Silviculture encompasses a wide range of practices intended to reproduce forest stands or to increase the growth rate, vigor and value of trees. (Reference is hereby made to CT DEEP publication “Agriculture, Forestry & Connecticut’s Inland Wetlands and Watercourses Act” ; Section “How are Agriculture and Forestry Defined”; page 2; printed 11/2014, reprinted 10/2016.)

Section 585.3 Right to Farm Law - There were no suggested changes to the Draft for this Section.

The Commission recognizes and supports the CT Right to Farm Law as contained in Connecticut General Statutes Section 19a-341 and the “Killingly Agriculture Commission and Right to Farm Ordinance” adopted October 9th, 2012. (Reference is made to Killingly Code of Ordinances; Article VII.1 “Killingly Agriculture Commission and Right to Farm Ordinance”; Sections 2-131 through and including 2-134; with Sections 2-135 to 2-140 Reserved; and as may be amended from time to time.)

Section 585.4 Generally Accepted Agricultural Practices; Best Management Practices; Right to Farm Policy per Town of Killingly Ordinances - There were no suggested changes to the Draft for this Section.

a) All agricultural practitioners should utilize generally accepted agricultural practices recommended by the USDA national Resources Conservation Service, the USDA National Organic Program Standards, the State Department of Agriculture, the University of Connecticut Cooperative Extension Service, the University of Connecticut Animal Science and Plant Science Departments, the Connecticut Agricultural Experiment Station and/or the Connecticut Department of Energy and Environmental Protection as appropriate to their operation(s). (Please note this paragraph was re-formatted and the language appears elsewhere in this section.)

b) All agricultural practitioners should utilize the best management practices for agriculture as a guide line for protecting Connecticut’s water resources as put forth by the CT Department of Environmental Protection, natural Resources Conservation Service (Said document was created in 1993 and Revised in 1996; and as may be amended from time to time.)

c) Notwithstanding, any general statute or municipal ordinance or regulations pertaining to nuisances to the contrary; no agricultural or farming operation, place, establishment or facility, or any of its appurtenances, or the operation thereof, shall be deemed to constitute a nuisance, either public or private, due to alleged objectionable:

(1) Odor from livestock, manure, fertilizer or feed;

(2) Noise from livestock, or farm equipment used in normal, generally acceptable farming procedures;

(3) Dust created during plowing or cultivation operations;

(4) Use of herbicides and pesticides, provided such use and method of their application conform to practice approved by the Commissioner of Energy and Environmental Protection, or, where applicable, Commissioner of Health Services;

(5) Water pollution from livestock, or crop production activities, except the pollution of public or private drinking water supplies, provided such activities conform to acceptable management practices for pollution control approved by the Commissioner of Energy and Environmental Protection; provided such agricultural or farming operation, place, establishment or facility has been in operation for one year or more, and has not been substantially changed and such operation follows generally accepted agricultural practices.

- d) Inspection and approval of the agricultural or farming operation, place, establishments, or facility by the Commissioner of Agriculture or his/her designee shall be prima facie evidence that such operation follows generally accepted agricultural practices.
- e) The provisions of this regulation shall not apply whenever a nuisance results from negligence or willful or reckless misconduct in the operation of any such agricultural or farming operations, place, establishment or facility, or any of its appurtenances.
- f) Nothing contained in these regulations shall restrict the power of the Killingly Planning & Zoning Commission under Chapter 124 of the CT General Statutes. The Planning & Zoning Commission is urged adopt regulations consistent with the CT Right to Farm Policy and to make permanent preservation of farmland within this municipality, a criterion in this planning and policy decisions.
(NOTE: The above sections c, d, e, and f are part of the Town of Killingly Code of Ordinances Section 2-133 and 2-134 and as may be amended from time to time. If there is a conflict between these regulations and that ordinance then the ordinance shall rule.)
- g) The CT Department of Agriculture website can be accessed at <http://www.ct.gov/doag> and consulted for generally accepted agricultural practices' information.
- h) All State and Federal requirements, including but not limited to, manure management, pest control and provisions for the storage and use of fertilizers, pesticides, fungicides and other chemicals, shall be met.
- i) The CT Public Health Code shall be met.
- j) Drainage shall be designed and constructed to avoid the creation of standing water, the pollution of surface or subsurface water supplies, and shall comply with the CT Department of Energy and Environmental Protection's Water Quality Standards.
- k) All livestock operations shall follow generally accepted agricultural practices as determined by the CT Department of Agriculture; and the best management practices as provided by the CT Department of Energy and Environmental Protection. For livestock operations, animal keeping areas shall be sited to protect clean water and avoid storm water drainage flow patterns. The Planning and Zoning Commission and/or its designee reserve the right to revoke permits, if any were required, if it is determined that the generally accepted agricultural practices as determined by the CT Department of Agriculture, are not being met.

Section 585.5 "Agricultural Use Table" - There were no suggested changes to the Draft for this Section. Referral is made to the "Agricultural Use Table" for a summary of the agricultural uses allowed in the various zoning districts. Agricultural uses are also listed in individual zoning districts as appropriate.

Section 585.6 Agricultural Permitted Uses - There were suggested changes to the Draft for this Section:
Two typographical errors:

585.6.a.2. - Change "meet" to "meat."

585.6.d.1. To read, "Permitted only in Rural Development, Low Density, Medium Density Zones and Village Commercial; located "on" only the same..."

Section 585.6.d.1. - The minimum three-acre lot size was thought to be confusing. This may need to be revisited to take another look at the lot size and new language may need to be drafted.

Section 585.6.j. - It was suggested that 4H and FFA be spelled out to clarify.

Section 585.6.k.4. - All references to "property line" to be changed to "boundary line."

The following uses of buildings are permitted by right in the Rural Development Zoning District, and in all other zoning districts only as listed herein; on the "Agricultural Use Table" and in the individual zoning districts, **requiring only, AS NEEDED, the securing of a zoning permit as specified in Article VI.** However, any building, structure, on-site sewage disposal system, grading, excavation, or dumping of fill or materials on slopes of/or greater than fifteen percent (15%) shall be subject to a site plan review. In addition, the applicant may, at the discretion of the Planning and Zoning Commission or its agent(s), be required to file an erosion and sediment control plan if it is determined that special site conditions or constraints (i.e. Excessive steep slopes, unstable soils) warrant such a plan.

- a) Growing, selling and processing of field and orchard crops.
 - 1) Permitted in all zones; provided all zoning set back requirements are met.
 - 2) Examples of processing include, but are not limited to: Cheese making, soap productions, baked goods and other food product preparation such as jams and jellies, condiments, vinegars, meat products, dehydrated fruits and vegetables, sauces and dips, pickling and cider.
 - 3) "Pick-Your-Own" operations, with adequate off-street parking as determined by the Zoning Enforcement Officer, are permitted.
- b) Greenhouses and/or nurseries, with or without retail sales.
 - 1) Permitted in all zones; provided all zoning set back requirements are met.
 - 2) Zoning Permit will be required.
- c) Seasonal Farm stands (non-permanent structures) provided:
 - 1) Permitted in all zones; provided all zoning set back requirements are met.
 - 2) It is located on the same site as the agricultural or horticultural use or is on other land owned, leased or used by the farmer, and not a permanent structure, must be movable.
 - 3) Maximum size is 200 square feet.
 - 4) Required setbacks are a minimum of 20 feet from any street right of way, 50 feet from any road intersection and 15 feet away from any side lot line.
 - 5) Only agricultural or horticultural products may be sold and a minimum of 51% of gross sales shall be raised, grown and harvested on site or on other land owned, leased or used by the farmer, or are related products made from raw agricultural or horticultural products grown and harvested on site or on other land owned, leased or used by the farmer.
 - 6) Examples of acceptable related products include, but are not limited to, wreaths, jams, jellies, baked goods, herb vinegars, cider and maple syrup. Supplemental agricultural or horticultural product as needed, to meet the demand of consumers or, to maintain supply inventory shall be grown by other farmers in CT or within a 50 mile radius of Killingly, CT.
 - 7) A minimum of 2 off-street parking spaces must be provided.
 - 8) A Zoning Permit shall be required.
- d) Seasonal or Year-Round Retail Farm Stores, provided:
 - 1) Permitted only in the Rural Development, Low Density, Medium Density Zones and Village Commercial; located on only the same site as the agricultural or horticultural use or is on other land owned, leased or used by the farmer, lot size is a minimum of three (3) acres, and a local source of fresh foods, ornamental plants, or other agricultural products is offered.
 - 2) Required minimum setbacks for retail farm stores in both the Rural Development and Low Density Zones are the minimum Rural Development Zone requirements and 50 feet from any road intersection. All other zoning districts must follow their own setback requirements.
 - 3) A minimum of fifty-one percent (51%) of gross sales, for at least three of the immediately preceding five (5) years, shall be of agricultural and horticultural products raised, grown and harvested on site or on other land owned, leased or used by the farmer, or are related products made from raw agricultural or horticultural products grown and harvested on site or on other land owned, leased or used by the farmer.
 - 4) Examples of acceptable related products include but are not limited to: wreaths, jams, jellies, baked goods, herb vinegars, cider and maple syrup. Supplemental agricultural or horticultural products as needed to meet the demands of meet the demand of consumers_or, to maintain supply inventory shall be grown by other farmers in CT or within a 50 mile radius of Killingly, CT.
 - 5) Accessory products associated with the agricultural or horticultural products sold on the subject site may be sold. Examples of accessory products include, but are not limited to: Tree stands and tree trimmings associated with a Christmas Tree Farm, seeds, pots, planters, garden decorations, fertilizers,

peat moss, and other soil amendments and seasonings, barbeque sauce and grilling accessories for meat products.

6) It is recognized that for certain periods each year, due to seasonal or weather related issues or cooperative arrangements between agricultural property owners, that the display and sale of products grown on land not owned, leased or used by the subject property owner/farmer may occur to ensure a steady supply of the primary farm products to customers. The Planning & Zoning Commission, or its designee, shall resolve any concerns or complaints regarding whether the display and sale of agricultural and accessory products are in compliance with the intent of these regulations.

7) Adequate off-street parking shall be provided at the rate of one parking space for every 200 sf of store area.

8) A Zoning Permit will be required.

e) Farm Wineries, provided:

- 1) Permitted only in the Rural Development and Low Density Zoning Districts.
- 2) The lot size is a minimum of 5 acres.
- 3) All requirements of the applicable CT General Statutes and State Regulations are met.
- 4) This does not preclude the Federal License requirements for a Winery.

f) Portable Sawmills; provided:

- 1) Processing of forest products are allowed on conforming Rural Development lots, or Low Density Zoned lots that are a minimum of five (5) acres in size, and operated by a farmer on land he owns or leases, providing such use is ancillary to the farming operation or is for the maintenance of the farm or expansion of crop land.
- 2) All lots must have a buffer zone/ buffer strip to maintain residential character and maintain the peaceful and quiet enjoyment of neighboring properties.
- 3) See Section 585.6d & 5856.l for sale of forest products.
- 4) The use of sawmills will require a vegetative buffer zone of seventy-five (75') feet from abutting residential zones and uses.

g) Raising, Processing and sale of livestock and livestock products, provided:

- 1) The maintenance and keeping of livestock in any residential zoning district shall be factored by the size of livestock being kept and the ability to keep that livestock in accordance to the generally accepted agricultural practices and the capacity of the land to accommodate said livestock.
- 2) This section shall apply to the Rural Development, Low Density, medium Density and Village Commercial districts provided that the lot size (area / acreage) meets or exceeds the Rural Development's minimum 80,000 square feet (1.84 acres) and that all Rural Development minimum setbacks are met.
- 3) For lots equal to or greater than five acres in size in the rural development, Low Density and Medium Density Zoning Districts, which the exception of livestock/farm building uses which require a special permit, there is no limitation on the number of livestock that can be kept, provided Section 585.4 (Generally Accepted Agricultural Practices and Best Management Practices) is met.
- 4) Any structure or building which houses any livestock shall be located at least 100 feet from the boundary line of any adjacent property owner, except that the Connecticut Public Health Code Section 19-13-B23(a), whichever is more restrictive, shall apply for pigs.
- 5) Storage of manure/waste shall be located no less than 150 feet from boundary lines.
- 6) Housing of livestock and enclosures for manure storage may only be located in side or rear yards.
- 7) Horse slaughter houses are specifically prohibited in the Town of Killingly.
- 8) Property owners should check for any private deed restrictions which prohibit or limit the keeping of livestock on their lot.

h) Aquaculture; provided all requirements of the Connecticut General Statutes and state and federal regulations are met.

- 1) Permitted in the Rural Development, Low Density, ~~and~~ Medium Density, and Village Commercial Zoning Districts.

i) Keeping of backyard chickens; provided

- 1) Six (6) chickens (hens) are permitted as by right on any lot in the rural Development, Low Density, Medium Density and Village Commercial zoning districts, including those that are less than 80,000 sf in area.
- 2) Said chickens (hens) must be confined to the owner's side or rear yards.
- 3) Roosters are prohibited on lots of less than 80,000 square feet.
- 4) Housing, enclosures and manure storage are only located in side or rear yards and must be located a minimum of 20' from side and rear property lines.
- 5) Property owners should check for any private deed restrictions which prohibit or limit the keeping of livestock on their lot.
- 6) For additional chickens / hens see Section 585.4k.

j) 4H or FFA Student Projects; provided

- 1) Permitted on any lot in the Rural Development, Low Density, Medium Density, and Village Commercial Districts.
- 2) Student projects involving the temporary keeping of farm animals are authorized provided a State of use and an Animal Management Plan that comprehensively describes the proposed project, including shelter provisions, outside keeping areas and manure management, is prepared and found acceptable with respect to animal welfare and potential environmental and neighborhood impacts by the 4H Club Agent of the Cooperative Extension Service or a qualified school instructor and/or project manager.
- 3) Property owners should check for any private deed restrictions which prohibit or limit the keeping of livestock on their lot.

k) Keeping of Bees; provided

- 1) Permitted on any lot in the Rural Development, Low Density, Medium Density, and Village Commercial zoning districts.
- 2) All requirements of the applicable Connecticut General Statutes and state regulations are met.
- 3) An adequate on-site source of water for the bees shall be provided.
- 4) Colonies shall be set back a minimum of 20 feet off any property line.
- 5) Hive openings shall be oriented away from traffic and property lines.
- 6) If hive orientation and setbacks cannot be met, then the beekeeper must establish and maintain a flyway barrier at least 6 feet in height consisting of a solid wall, solid fencing material, dense vegetation or combination thereof that is parallel to the property line and extends ten (10) feet beyond the colony in each direction so that all bees are forced to fly at an elevation of at least six (6) feet above ground level over the property lines in the vicinity of the colony.
- 7) Minimize swarming and re-queen hives if necessary to maintain gentleness.
- 8) In the Medium Density, and Village Commercial zoning districts, a maximum of 12 hives and 6 nucleus colonies may be kept on any lot in accordance with the above criteria.

l) Periodic (limited duration) or seasonal agricultural related uses

- 1) Permitted in the Rural Development, Low Density, Medium Density and Village Commercial zoning districts.
- 2) Examples include events such as corn mazes, harvest festivals, educational demonstrations, hay rides, or other similar accessory agricultural uses. The Planning & Zoning Commission or its designee(s) shall determine whether any proposed use or event is in compliance with the intent of these regulations. Referral may be made to the Agriculture Commission for advisory opinions.

m) Signage;

- 1) In addition to that allowed in Sections 540.1.1 and 540.2.1, consisting of one (1) open flag (3' x 5'); one (1) seasonal or custom design business flag (3' x 5') and one (1) A-frame (9 SF)
- 2) Permitted in the Rural Development, Low Density, Medium Density and Village Commercial zoning districts.

Section 585.7 Special Permitted Uses. - There was one suggested change to the Draft for this Section:

Typographical error:

585.7.d.2. – Capitalize the “H” in health.

The following uses of buildings and land require the securing of a Special Permit as specified in Article VII. The Planning & Zoning Commission shall refer Special Permit applications pursuant to this section to the Killingly Agriculture Commission for their advice and comment.

a) Large-scale poultry / fowl farms; provided

- 1) Permitted in the Rural Development zoning district only.
- 2) Lots shall contain at least ten (10) acres.
- 3) No building or structure in which poultry and/or fowl are housed and no manure pit or storage area shall be located less than 200 feet from any property line.
- 4) Housing, enclosures and manure storage may only be located in side or rear yards and poultry / fowl and their wastes shall be located to avoid the creation of any public nuisance due to noise, odor, or other objectionable effect.
- 5) Animals shall be kept in a location that complies with the Connecticut Public Health Code and which does not negatively impact on-site sewage disposal system(s) or surface water.
- 6) Drainage shall be designed and constructed to avoid the creation of standing water, the pollution of surface or subsurface water supplies, and shall comply with the Connecticut Department of Energy and Environmental Protection's Water Quality Standards.

b) Riding stables or academies, or boarding stables for five or more equines; provided

- 1) Permitted in the Rural Development and Low Density zoning districts.
- 2) Any such facility shall be located on a lot at least ten (10) acres in area.
- 3) All buildings and structures, including riding rings, shall be located at least one hundred (100) feet from any street or property line.
- 4) Manure pits or storage areas must be at least one hundred fifty (150) feet from any street or property line.
- 5) Drainage shall be designed and constructed to avoid the creation of standing water, the pollution of surface or subsurface water supplies, and shall comply with the Connecticut Department of Energy and Environmental Protection's Water Quality Standards.
- 6) The use of temporary buildings or trailers for the stabling of horses in excess of fifteen (15) days is prohibited.
- 7) The storage of supplies outside of permanent buildings is subject to Planning & Zoning Commission review.
- 8) All regulations on the stabling of horses made by state or local health authorities shall be complied with.
- 9) Where the holding of frequent shows or competitions is intended, off street parking shall be provided at a rate of one for every five (5) spectators. Such parking need not be paved, but shall be graveled or treated to reduce dust.

c) Related Uses: Fee-based activities that are part of a farm operation's total offerings, but are not included in Section 585.6I above; provided

- 1) Permitted in the Rural Development zoning district only.
- 2) Such uses included but are not limited to fee-based non-motorized outdoor recreation, such as cross country skiing, snow shoeing, fishing, canoeing and kayaking and periodic event hosting such as weddings, Bar-B-Ques, etc.
- 3) Minimum lot size shall be five (5) acres.
- 4) Any uses where neighbors would be disturbed by noise or fumes are not allowed under this section.
- 5) Compliance with the Town of Killingly Code of Ordinances regulating outdoor events, and the Town of Killingly Zoning Regulations regulating outdoor events, as appropriate, must be demonstrated and met.

d) Farm Labor Living Quarters; provided

- 1) Permitted in the Rural Development and Low Density zoning districts.
- 2) Connecticut Public Health Code requirements must be met.
- 3) Temporary, portable structures ("granny flats", portable cabins, etc.) which can easily be removed from the site upon cessation of the need or use shall be used.

Mr. Martin recapped that the only thing needs to go back to the that the Agriculture Commission is the seasonal / year-round retail farm store (585.6.d.1), as well as some of the definitions that need to be combined. Discussion ensued and included parking.

III. OTHER

A. Upcoming P&Z Commission Meetings – review/discussion/action

- 1. Next Regular Meeting – Monday, June 19, 2017**
- 2. Next Workshop Meeting – To be scheduled, if needed.**
- 3. Next Special Meeting – To be scheduled, if needed.**

IV. ADJOURNMENT

Todd Nelson appointed Virge Lorents and Matthew Wendorf as Voting Members.

Motion was made by Virge Lorents to adjourn at 8:20 p.m. Second by Matthew Wendorf. Meeting adjourned.

Respectfully submitted,

J.S. Perreault
Recording Clerk