

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



DATE: May 24, 2024

TO: Town Clerk, Town of Windham
Town Clerk, Town of Chaplin
Town Clerk, Town of Hampton
Town Clerk, Town of Canterbury
Town Clerk, Town of Sprague
Town Clerk, Town of Franklin

FROM: Isabelle Kisluk, ZEO

RE: Inter-Municipal Notification of Proposed Regulation Amendments
Application PZC2024-003 of the Scotland Planning & Zoning Commission

Dear Adjoining Municipal Town Clerk,

In accordance with the requirements of CGS Sections 8-7d(f) and 8-7d(g)(1), attached please find proposed amendments to Article 3, Article 4A Section 3, and Article 4A Section 6 of the Town of Scotland Zoning Regulations, which amendments may affect property within 500' of the boundary of adjoining municipalities.

This application has been initiated by the Scotland Planning & Zoning Commission, and the public hearing on this proposal is scheduled to commence on Monday June 24, 2024 at 7:00 P.M.

Should you have any questions regarding this correspondence, or the proposal attached hereto, please contact the undersigned at your convenience.

Respectfully,

A handwritten signature in black ink, appearing to read "Isabelle Kisluk". The signature is fluid and cursive, written over a light gray horizontal line.

Isabelle Kisluk
ZEO
Town of Scotland
T: (860) 530-7152
E: zeo@scotlandct.org

Existing Regulations:

Article 3 - Definitions

Agriculture/Farm - means a parcel of land used for the cultivation of the soil, dairying, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing and feeding of livestock; the operation, management, conservation, improvement or maintenance of a farm and its buildings; and the production or harvesting of any agricultural commodity. Farms include farm buildings and accessory buildings thereto, such as nurseries, greenhouses or other structures, used exclusively for the raising of agricultural or horticultural commodities.

- **Commercial Agriculture/Farm** - means a location with a minimum of five (5) acres in area, operated as an agricultural business for the purpose of making a profit as determined by the Tax Assessor and otherwise satisfying the eligibility for differential property taxation pursuant to Connecticut General Statutes Sections 12-107a through 12-107c. Such operations may include, as an accessory use the following under the level of review set forth in Section 4A.6 of these Regulations (“Complimentary Agricultural Uses”):

- **On-Farm Direct Marketing**- means an agriculture-related function or event offered by a commercial farm that is accessory to, and serves to increase, the direct-market sales of the agricultural output of the commercial farm. Such functions or events are designed to attract customers to a commercial farm by enhancing the experience of purchasing agricultural products; and occur seasonally or periodically.

- **Community Supported Agriculture (CSA)** - means an On-Farm Direct Marketing method in which the retail sale of the agricultural output of a commercial farm is provided through a paid subscription

Article 4A. Residential Agricultural District

Article 4A, Section 3 Special Permit Uses

A Special Permit may be issued for the following uses in the Residential Agricultural District:

1. Complementary Agricultural Uses per Section 4A.6.
2. Bed and Breakfast Establishments
3. Campgrounds
4. Breweries, Micro-Breweries and Craft Distillery
5. Sand and Gravel Extraction
6. Day or Group Day Care Centers
7. Rest Homes, Convalescent Homes Skilled Nursing Facility
8. Multi-Family dwellings, in accordance with Section 4A.8.
9. Rural Businesses, per Section 4A.7
10. Accessory uses customarily incidental to a special permit use
11. New buildings or structures greater than 10,001 square feet of gross floor area and up to 50,000 square feet of gross floor area.

Proposed Regulation Amendments:

Article 3 - Definitions

Agriculture/Farm - means a parcel of land used for the cultivation of the soil, dairying, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing and feeding of livestock; the operation, management, conservation, improvement or maintenance of a farm and its buildings; and the production or harvesting of any agricultural commodity. Farms include farm buildings and accessory buildings thereto, such as nurseries, greenhouses or other structures, used exclusively for the raising of agricultural or horticultural commodities.

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- **On-Farm Direct Marketing**- means an agriculture-related function or event offered by a commercial farm that is accessory to, and serves to increase, the direct-market sales of the agricultural output of the commercial farm. Such functions or events are designed to attract customers to a commercial farm by enhancing the experience of purchasing agricultural products; and occur seasonally or periodically.
- **Community Supported Agriculture (CSA)** - means an On-Farm Direct Marketing method in which the retail sale of the agricultural output of a commercial farm is provided through a paid subscription
- **Farm Retreat** - a farm that by special use permit may conduct activities that include but are not limited to tourism, agritourism, on-farm direct marketing activities and community events.

Add the following definitions:

Agritourism – any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities and attractions, whether or not they paid to participate or not.

Ranch – a tract of land used for the raising of grazing livestock such as horses, cattle, sheep or goats.

Article 4A. Residential Agricultural District

Article 4A, Section 3 Special Permit Uses

The special use permit shall attempt to ensure that the activities and accommodations are of such size and character to protect the public health, safety, and well-being of the community. A Special Permit may be issued for the following uses in the Residential Agricultural District:

1. Complementary Agricultural Uses per Section 4A.6.
2. Bed and Breakfast Establishments
3. Campgrounds

4. Breweries, Micro-Breweries and Craft Distillery
5. Sand and Gravel Extraction
6. Day or Group Day Care Centers
7. Rest Homes, Convalescent Homes Skilled Nursing Facility
8. Multi-Family dwellings, in accordance with Section 4A.8.
9. Rural Businesses, per Section 4A.7
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11. New buildings or structures greater than 10,001 square feet of gross floor area and up to 50,000 square feet of gross floor area.

Article 4A, Section 6 Farms

G. Farm Retreats

DRAFT