

STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## **ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING AGENDA WEDNESDAY, AUGUST 12, 2020, 7:00 PM**

### **ZOOM MEETING**

**(IN-PERSON PUBLIC ATTENDANCE NOT PERMITTED DUE TO COVID19)  
(INSTRUCTIONS TO JOIN VIRTUAL MEETING PROVIDED BELOW)**

#### **I. CALL TO ORDER:**

#### **II. PUBLIC COMMENTS** (on non-agenda items):

#### **III. ACTIVE BUSINESS:**

1. Report: Tolland County Chamber of Commerce
2. Report: Agricultural Initiatives
3. Report: Connecticut Economic Development Association Best Practices
  - a. 2019 Plan of Conservation and Development Chapter Six - Economic Development and Appendix A: Summary of Considerations/Strategies;
  - b. Ellington Zoning Regulation Section 7-14, Agricultural Uses;
  - c. Public Act 17-160 An Act Establishing a Manufacturer Permit for Farm Breweries;
  - d. Agricultural regulations from Tolland, Stafford, South Windsor and East Windsor, and draft regulations from the Town of Somers.
4. Report: Tax Incentive/Abatement Programs
5. Report: Current Economic Activity

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the July 8, 2020 regular meeting minutes.
2. Correspondence:

#### **V. ADJOURNMENT:**

**Note: Next regular meeting is scheduled for September 9, 2020.**

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In order to comply with COVID-19 limited in-person meetings and social distancing requirements, this meeting will be conducted using the online video conferencing service provider Zoom. Meeting details will be provided on the Agenda and posted on the Ellington webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)), Agenda & Minutes, Economic Development Commission.

Join Zoom Meeting:  
<https://zoom.us/j/94088615107>  
Meeting ID: 940 8861 5107  
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Meeting ID: 940 8861 5107  
Password: 185019

# Town of Ellington

## Planning Department



55 Main ST., PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Fax: 860-870-3122/lhoulihan@ellington-ct.gov

DATE: August 7, 2020

TO: Economic Development Commission

FROM: Lisa M. Houlihan, AICP, Town Planner

A handwritten signature in blue ink, likely belonging to Lisa M. Houlihan.

SUBJECT: Review of 2019 Plan of Conservation and Development Considerations and Strategies for Economic Development, Agriculture as an Economic Sector, and Farm Winery & Brewery Regulations

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At the last meeting you concluded to use Chapter Six from the current Plan of Conservation and Development (POCD) to advance economic strategies. You also decided to investigate potential farm winery and brewery regulations. To assist you with these initiatives, enclosed you'll find:

- Chapter Six - Economic Development and Appendix A: Summary of Considerations/Strategies from the 2019 POCD;
- Ellington Zoning Regulation Section 7-14, Agricultural Uses;
- Public Act 17-160 An Act Establishing a Manufacturer Permit for Farm Breweries;
- Agricultural regulations from Tolland, Stafford, South Windsor and East Windsor, and draft regulations from the Town of Somers.

I look forward to discussing this with you.

## Chapter Six: Economic Development – Commercial and Industrial Development

### **Economic Development Overview**

Commercial and industrial development is important to the community and community planning for many reasons. First, it is a source of economic development, both in terms of providing jobs for Ellington residents and tax revenues for local government. Second, commercial and industrial development provide services and amenities for residents and businesses. Last, commercial and industrial development contribute to the overall character of the community.

Ellington has several commercial and industrial areas. These include the Route 83 corridor (from the Vernon town line to the north and the airport to the north); the Town Center Triangle (between Main and Maple Streets and west to Tomoka Avenue); the Five Corners area; the Industrial Park/Windermere area; Crystal Lake area; and Route 140 West (South of Reeves Road). While each of these areas play a role in commercial and industrial development, some of the areas are small, neighborhood scale, and distanced from major arterials. From a macro perspective, Ellington is distanced from the interstate highway system, creating a competitive disadvantage for large-scale commercial and industrial development. However, this does not mean that commercial and industrial development are not important or not possible, but that the locations for such development—in a meaningful scale—is limited mostly to the Route 83 corridor and the Town Center Triangle. Therefore, this Plan recommends focusing on these two areas as the primary opportunities for commercial and industrial development.

The Route 83 corridor, being the primary arterial in Ellington—providing access to south to I-84—with high traffic counts and being mostly included in the sewer service area, is the area most suitable and likely for commercial development. While wetland and floodplain constraints exist to the west, the frontage acreage along Route 83 are suitable for development. In addition, the existing lower density development with large setbacks on the eastside of Route 83 provide opportunity for additional commercial development in the form of pad sites/in-fill development.

The Town Center Triangle, with approximately 230 acres of land and approximately 80 acres of under or un-developed land, and for commercial uses, provides a real opportunity for future development. In addition, the area is within the sewer service area, providing the opportunity for higher density, mixed-use, and walkable development. Most important, the public outreach program as part of the POCD planning process revealed that Ellington residents want a more distinct, compact, and walkable (bikeable) town center.

Ellington airport is a unique asset to Ellington and could provide economic development benefits to the community, if it were strategically planned for and positioned to create economic opportunity. Recognizing the outcome of the *Feasibility Study for Analysis of Municipal*

*Purchase of the Ellington Airport by the Town of Ellington*, this Chapter/Plan does not recommend the Town to own the airport. This Chapter/Plan recommends the Town consider being a strategic partner in encouraging and facilitating the repositioning of the airport to become a more robust facility and economic asset to the community.

In addition to the conventional commercial and industrial sectors that are the focus of economic development, it is important to understand and recognize that Ellington has a meaningful agricultural sector with many working farms and over 5,000 acres of active agricultural land—approximately 25% of the total land area of Ellington. Therefore, agriculture needs to be included in the Plan of Conservation and Development, not simply in terms of open space and farmland conservation, but as meaningful and viable means of economic development. Changes in consumer behavior and preferences and the shift toward experiential activities has given rise to local and organic products, farm-fresh products, farmers markets, and agricultural tourisms. This provides Ellington with a real opportunity to capitalize on these emerging markets and position itself and its local farms to reap the benefits of attracting visitors and consumers to local farms (see Chapter 5 discussion to amend the Zoning Regulations to allow additional commercial activities on farms).

The last area of focus regarding commercial and industrial development is site design. Site design is not simply about parking, stormwater management, landscaping, and lighting. Site design, collectively, is also about the aesthetic qualities and visual appeal of development. In the context of economic development, site design contributes to community character and the image of a community. Therefore, through site design, Ellington should seek to convey an image of pride, confidence, and investment—a place where individuals and businesses are willing to invest their time, energy, and money.

This chapter will focus on these key areas and the overall need and strategies to create an environment conducive to economic development. For a more detail discussion of economic development, see the two reports prepared for the Plan of Conservation and Development Steering Committee (included in the Appendix) titled *‘The Work of Economic Development and The Practice of Economic Development*.

### **The Route 83 Corridor**

The Route 83 corridor is the most significant economic development area in Ellington. The corridor stretches approximately three miles from the Vernon town line north to Ellington Airport. Most of the corridor, especially the western side is already zoned for commercial and industrial development. With strong traffic counts, the availability of public water and sewer in much of the corridor, and a meaningful concentration of existing businesses and multi-family development, the Route 83 corridor is the logical and likely location of future commercial and industrial development. While the Route 83 Corridor does have some development

challenges and constraints—most notably are the wetlands and floodplain to the west—there is ample acreage along the western frontage of Route 83 and additional developable land along the eastern frontage that provide development opportunities. Most important, the 2015 Route 83 Corridor Study provides a framework for the implementation of a development strategy for this corridor—no further study is needed or required. The Route 83 Corridor Study should continue to guide the Town in this area.

Since the Route 83 area is mostly served by public water and sewer, it should be designated as a receiving area for the transfer of open space and/or development rights. In doing so, a transfer program and associated zoning provisions can be developed to allow density bonuses for development in the Route 83 Corridor. This would overcome some of the development constraints, by maximizing the density of development on the developable acreage within the Corridor. In doing so, it may also create an economic incentive and economic opportunity for commercial development.

Recognizing that Ellington's location—primarily distance from and access to the interstate highway system—creates limits on type and quantity of commercial and industrial development, it would be advantageous to allow mixed-use residential and commercial development within the Corridor. The residential development could subsidize the commercial development cost and would provide greater market demand for the subsequent commercial development. In addition, through the transfer of open space and/or development rights, allowing mixed-use residential development within the Corridor would most likely drive the preservation of prime agricultural and open space land outside of the receiving area, furthering the conservation goals of this Plan. To accomplish this, the Plan recommends the following strategies for the Route 83 Corridor.

#### **Considerations/Strategies**

- Adopted the 2015 Route 83 Corridor study and its recommendations as an appendix to this Plan. By inclusion of the Route 83 Corridor study as part of this Plan, the recommendations of the Corridor Study are included as part of these recommendations.
- Review and update of the Planned Commercial Zone to create a flexible Master Plan development approach and process that creates flexibility and focus more on quality of design (site design and architecture) than on the bulk, area, and density of development.
- The Commission may want to consider allowing the Planned Commercial Zone (as modified in the above recommendation) to also be applicable or applied to other areas of the Route 83 Corridor, since this zone appears to best accommodate the commercial development Ellington wants.
- Create a transfer of open space and/or development rights programs (as discussed in Chapter Three and Chapter Four) to incentivize higher density development within the Corridor. In doing so, designate the areas in the Corridor that are within the sewer service area as receiving areas for the transfer of open space and/or development rights from more rural areas of town. The greater density and residential uses may overcome some of the

challenges of financing commercial development, creating an incentive and greater economic opportunity for commercial development.

- In the process of creating a transfer of openspace and/or development rights program, the Commission should explore the utilization of such transfers for commercial density, not just residential. This may include incentives regarding lot coverage, setback, building height, and other bulk and area requirements.
- Improve upon and create more robust site design standards within the Zoning Regulations. Such standards should include robust provisions for low impact development, landscaping, parking, architecture, consolidated parcels, and access management provisions. By improving the site design standards with the aim of improving the quality of development/design within the Route 83 Corridor, such provision will also apply to and improve the quality of development and design in other commercial and industrial areas.

### **The Town Center Triangle Area**

Throughout the public outreach process for this Plan, the residents of Ellington made it clear that they want a more robust, vibrant, distinctive, and accessible Town Center. In addition, it was evident that the community does not want to change or disrupt the historic character and development pattern along Main Street and near the Town Green. The Town Center Triangle Area (the area bounded by Main Street, Maple Street, and Route 83) provide a unique and meaningful opportunity for future development—specifically, the creation of town or village center. The area is approximately 230 acres, with approximately 80 acres of un-developed or under-developed land. In addition, the areas most suitable or potentially available for future development within this area are already zoned for commercial development. In addition, the natural features and area that would typically be viewed as development constraints (specifically wetland) in the area can be master planned into any development concept as opportunities for public spaces and place-making amenities.

As conceptualized in the sketches in Exhibits 6-1 and 6-2, this area is suitable for higher density, village style, mix-use development that is walkable. In addition, the area provides opportunities for public spaces: parklands, walking and bike trails, and functional spaces for public gatherings. In short, the Town Center Triangle could become a focal point, a functional village center, for the Town. To accomplish this, the Plan recommends the following considerations and strategies.

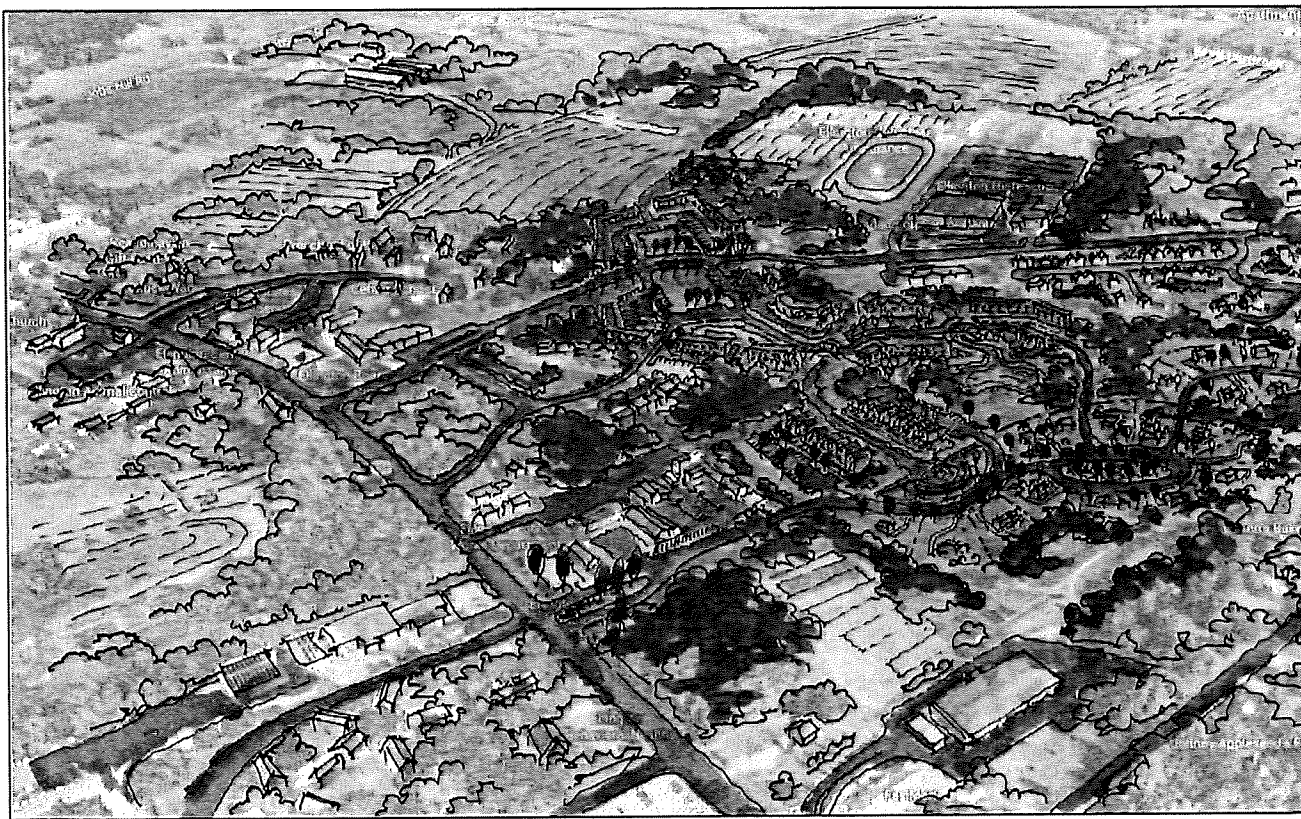
### **Considerations/Strategies**

#### ***The creation of an Ellington Center Village Plan.***

Such a plan should include an extensive community outreach program, market analysis, and conceptual designs. The aim and outcome should be to create an economically viable conceptual plan to shop/market to the development community to secure a capable developer.

The Village Plan should also explore and consider:

- The creation of a Village District Zone that would provide a flexible master plan approach to development. Such an approach would focus more on site-design, public spaces, and architecture rather than bulk, area, and density.
- That any development in the Village District Zone be a mixed-use commercial (office, retail, service) and residential development. The Plan should include recommendations for the distribution uses: ground floor retail, service, and office; upper floor(s) office and residential; and stand-alone residential buildings and/or town houses.
- Requiring the inclusion of well-designed public spaces: parklands, trails, and community gathering spaces.
- Designating the area as a receiving area for the transfer of open space and/or development rights, providing density bonuses for residential development.
- The inclusion of affordable housing, in accordance with 8-30g and the housing needs assessment in Chapter 6.



**Exhibit 6-1**  
Conceptual Rendering

## **Ellington Airport**

Ellington airport is a unique asset to Ellington and could provide economic development benefits to the community, if the airport were strategically planned for and positioned to create economic opportunity. To begin, it must be recognized that once an airport closes, a new airport will never open. The number of general aviation airports throughout the country is in decline. Not all communities have general aviation airports. This makes such airports unique and provides host communities with an asset and amenity that distinguishes them from other communities in the competitive world of economic development. Ellington airport is an asset and amenity to Ellington. However, its small size (1800-foot runway) limit its capabilities and restrict its potential. While the decision has been made that it does not make economic sense for Ellington to own and/or operate the airport, the Town is still a stakeholder and has a role to play in the future of airport and its role in the community. A review of the previous airport studies and preliminary look at the airport and surrounding properties revealed that possible opportunities may exist to expand the airport, its runways, and its facilities. In addition, such improvements may free-up additional land for industrial development (see the conceptual sketches below). Therefore, this Plan recommends further exploration of the airport's potential. To accomplish this, the Town should consider the following strategies.

### **Considerations/Strategies**

#### ***Create an Airport Advisory Committee.***

The committee should be made up of key stakeholders: The Town, airport owners, airport tenants, the Economic Development Commission, Planning and Zoning Commission, Board of Education, and community residents.

- The Airport Advisory Committee should be charged with studying the airport, its potential, and its role in the community and economic development.
- It should provide studies, reports, and other information to Town departments, boards, and commissions.
- It should be an advocate for the airport.

#### ***Conduct an Airport Expansion Feasibility Study.***

This study should explore:

- The potential for expanding and reorientation of the runway.
- The need and potential for land acquisition for expanding the runway.
- The potential for an instrument approach to an expanded runway.
- The market potential for increased general aviation use and activities.
- The reconfiguration of land and buildings and the potential for new industrial development.
- The creation of an aviation program at the high school and possible partnership with the airport in the creation of such a program.



**Exhibit 6-2**

Conceptual Rendering of Ellington Airport

## **Agriculture as an Economic Sector**

Agriculture is a meaningful and viable economic sector in Ellington. With many working farms and over 5,000 acres of active agricultural land—approximately 25% of the total land area of Ellington—the agricultural sector must be considered and nurtured as viable means of economic development. In addition, the best way to preserve farmland is to preserve farming and the farmer. Most important, Ellington has some very enthusiastic, creative, and hard-working young farmers—a unique and advantageous circumstance that is not often the case for most communities. Therefore, it is imperative that Ellington work with its agricultural sector to ensure that it remains viable, has the support it needs, and can possibly even grow.

In the context of growing Ellington's agricultural sector, changes in consumers behaviors, preferences for locally sourced products, and shifts in consumption toward experiential activities has given rise to new opportunities in agriculture, most notably the growth in agritourism. While Ellington have a more robust agricultural sector than most farming communities, it has little in the way of agritourism. The rise of agritourism and Ellington's lack of agritourism presents an opportunity that should be explored, and if possible, exploit the opportunity. To accomplish this, Ellington should consider the following strategies.

### **Considerations/Strategies**

- The creation of an Agriculture Advisory Commission. The committee should be made up of key stakeholders, including local farmers.
- Review all Town regulations and ordinances with the aim of removing barriers to farming to ensure that the Town is not closing-down opportunities.
- Amend the Zoning Regulations to allow agritourism and specific agritourism uses. This may include banquet spaces or functions, farm-to-table dinners, tasting rooms and restaurants, vineyard, breweries, tours, outdoor activities, bakeries, etc.
- Amend the Zoning Regulations to allow small country inns, and/or other forms of hospitality that may be reasonably associated with farms.
- Create and/or organize harvest events, fairs, and festivals that highlight local farms, their work and products, and draw positive attention to Ellington's agricultural community.

## **Site Design Standards**

The last area of focus regarding commercial and industrial development is site design. Site design is not simply about parking, stormwater management, landscaping, and lighting. Site design, collectively, is also about the aesthetic qualities and visual appeal of development. In the context of economic development, site design contributes to community character and the image

of a community. Quality site design conveys a message of community pride, confidence, and investment. It tells local residence, visitors, and investors that this community is a place where individuals and businesses are willing to invest their time, energy, and money.

Therefore, Ellington should complete a comprehensive update of the Zoning Regulation's site design provisions. Such an update should focus on providing modern site design standards that follow best practices. In addition, the Commission should seek to provide flexibility in standards that allow for better design, rather than simple compliance with standards and requirements. Such updated provisions should focus on sustainable practices such a low impact design, shared parking, energy efficient lighting, consolidated parcels, access management, and high-quality landscaping. The Commission should seek to raise the standards and expectations for the quality of design—both site design and architectural design—and insist that land use applications incorporate higher quality designs and materials.

### **Economic Development**

The work of economic development, simply stated, is *the process and practice of creating wealth and attracting investment* to a community. In fact, *creating wealth and attracting investment* is not only the work of economic development, it is the work of community development, community planning, and place-making.

Wealth can be created, and investment can be attracted in many ways and forms that are not simply about providing jobs, marketable goods, and services. For example, wealth can be created through property improvement, infrastructure investment, and increasing homeownership—especially when investments are strategically aimed at increasing property value. In this regard *attracting investment* in housing—ensuring that a community's housing stock (also a marketable good) remains competitive. Therefore, the work of economic development is about creating a culture of investment by managing the processes of governance and nurturing the economic-ecosystem of the community. What is most important in the work of economic development is that community embrace economic development. A community must want and be committed to economic development and work toward constant improvement.

The practice of economic development recognizes the work of economic development as a system, a complex adaptive ecosystem. Therefore, the practice of economic development focuses on the activities and tools that a community can create and utilized to engage in the work of *creating wealth and attracting investment*. While Ellington is already engaged in and utilizing some economic development practices, programs, tools, and strategies, it should seek to be more proactive in efforts.

The key to economic development—cultivating an environment and economic-ecosystem aimed at creating wealth and investment—for a smaller community such as Ellington, is to raise the level of public awareness around economic development—to embrace economic development

and continuously work towards improving economic development. To accomplish this, there are many small, inexpensive, and incremental things Ellington can do to build upon existing practices and grow its economic development capacity.

The following recommendations are organized into short and long terms strategies that Ellington can implement to improve its economic development efforts. The short-term recommendations are low-cost and easy to implement practices that elevate the work and importance of economic development. The long-term recommendations are more formal and more costly practices that will build upon the short-term recommendations and build greater capacity (resiliency) to create wealth and investment.

### **Considerations/Strategies**

In the **short-term**, implement the following:

- ***Economic Development Training:***

Economic development is everyone's job. Economic development starts with customer service. Therefore, Ellington should implement a training program for all Town Hall staff, boards, and commissions.

- ***Encouraging What Ellington Most Wants:***

Investment flows to the location of least resistance. Therefore, if Ellington wants certain kinds of economic development and investment, it should encourage such uses and investments. This can be accomplished by conducting a comprehensive review of the permitted and special permitted uses contained in the Zoning Regulations with the aim of allowing the economic development activities/uses the Town most wants by staff approvals and Commission site plan, not the more subjective, time consuming, and costly special permit process.

- ***Business Outreach and Engagement:***

Too often local government spends very little effort cultivating relationships with the business community. Ellington should proactively work to engage the business community. Some simple and time effective ways to do this are to host quarterly meet & greet sessions at town hall with specific businesses sectors, conduct monthly business visitations (even just one business a month), and work with the Chamber of Commerce to host business after-hours networking events.

- ***Celebrate Ellington Businesses:***

The Economic Development Commission, in association with Board of Selectmen, should seek to celebrate Ellington businesses and their investment in Ellington. Some simple ways of doing this include the implementation a 'ribbon cutting' program for new businesses and existing business expansions. Another activity would be to implement a yearly 'Business Investment' award program. Three award categories could be: Business Expansion, New Business, and Property Maintenance.

- ***Community Information Packet:***

Many small and some large businesses don't have access to good demographic and socio-economic data—data that can be important to their business planning activities and investment decisions. Providing such information is a simple way to assist and inform businesses—to help educate them about your community. Therefore, the Ellington Economic Development Commission should create and maintain a Community Information Packet that can be made available on the Town's website as a downloadable PDF. The CERC Town profile is a good starting point for demographic, socio-economic, and other community-based information. The Town Profile can be supplemented with detailed and robust community data and real estate market information.

In the **long-term**, implement the following:

- ***Economic Development Planning:***

Create a comprehensive Economic Development Strategy. This should include a focus on Ellington's image, community brand, and marketing.

- ***Strategic Community Investment:***

When developing budgets, especially the Capital Improvements Plan (CIP), Ellington should conceptualize government budgets and projects as an opportunity and means of making strategic investments in economic development—investing in Ellington's future. CIP investments aimed at place-making and quality of life, such as walking trails, sidewalks, bike lanes and trails, public/community space can go a long way to creating the economic development ecosystem that businesses and residents seek—providing quality of amenities.

- ***Intentional Development:***

Most communities are reactive to development—allowing the market to propose developments that are then reviewed, debated, and approved or denied. Being intentional about the development Ellington wants, is about investing (time, energy, and money) in planning for development. In the Town Center Triangle and along the Route 83 corridor, Ellington should consider creating conceptual designs for future development and market those designs to the development community. This could also be done in association with an expedited permitting process—if a developer strives to develop the communities conceptualized plan, then a simplified approval process (site plan) is provided to the developer.

The above short- and long-term recommendations are not all an all-inclusive list of activities and strategies, more could be done to further engage in the work and practice of economic development. However, they are a starting point for creating an economic-ecosystem, continuous improvement, and building economic development capacity.

### **Housing Need - Affordability**

- Focus on housing need, not tenure (owner vs renter) or type of housing (single vs multi-family).
- Seek to provide a mix of 1, 2, and 3-bedroom units in multifamily housing development. As a guideline, the following mix is recommended: 30% - 40% 1-bedroom, 40% - 50% 2-bedroom, and 5% - 15% 3-bedroom units.
- Continue to provide a mix, balance, and diversity of housing stock. Ellington should seek to maintain the balance of both single-detached housing vs multi-family housing and owner-occupied housing vs renter-occupied housing—the mix should be: 63-65% single-detached and owner-occupied housing with around 35-37% multi-family and renter-occupied housing.

### **Zoning**

- Create an inclusionary zoning provision that requires 7% of housing, in any housing development, to meet the requirement of affordable housing under 8-30g.
- Provide greater flexibility regarding the Dimensional and Area Standards (Section 3.6.6 of the Zoning Regulations) in the 'Workforce Housing Provision' (Section 3.6.7 of the Zoning Regulations).
- Allow private market elderly housing and include an affordability provision of 20% to 30% affordable and compliant with 8-30g.
- Create a 'friendly' 8-30g zoning regulation (preferably an overlay zone) that allows for and establishes a process for 8-30g development application.
- Create a mixed-use development housing provision that requires housing in mixed use developments to provide 15% workforce housing.
- Provide reduced permitting fees for affordable housing units. This could include land use applications, zoning, and building permits.

## **Chapter Six Summary: Considerations/Strategies for Economic and Commercial Development**

### **Route 83 Corridor**

- Adopted the 2015 Route 83 Corridor study and its recommendations as an appendix to this Plan. By inclusion of the Route 83 Corridor study as part of this Plan, the recommendations of the Corridor Study are included as part of these recommendations.
- Review and update of the Planned Commercial Zone to create a flexible Master Plan development approach and process that creates flexibility and focus more on quality of design (site design and architecture) than on the bulk, area, and density of development.
- The Commission may want to consider allowing the Planned Commercial Zone (as modified in the above recommendation) to also be applicable or applied to other areas of the Route 83 Corridor, since this zone appears to best accommodate the commercial development Ellington wants.

- Create a transfer of open space and/or development rights programs (as discussed in Chapter 6 and Chapter 5) to incentivize higher density development within the Corridor. In doing so, designate the areas in the Corridor that are within the sewer service area as receiving areas for the transfer of open space and/or development rights from more rural areas of town. The greater density and residential uses may overcome some of the challenges of financing commercial development, creating an incentive and greater economic opportunity for commercial development.
- In the process of creating a transfer of open space and/or development rights program, the Commission should explore the utilization of such transfers for commercial density, not just residential. This may include incentives regarding lot coverage, setback, building height, and other bulk and area requirements.
- Improve upon and create more robust site design standards within the Zoning Regulations. Such standards should include robust provisions for low impact development, landscaping, parking, architecture, consolidated parcels, and access management provisions. By improving the site design standards with the aim of improving the quality of development/design within the Route 83 Corridor, such provision will also apply to and improve the quality of development and design in other commercial and industrial areas.

#### **Village Area Strategies**

- The creation of an Ellington Center Village Plan. Such a plan should include an extensive community outreach program, market analysis, and conceptual designs. The aim and outcome should be to create an economically viable conceptual plan to shop/market to the development community to secure a capable developer.
- The Village Plan should also explore and consider:
  - The creation of a Village District Zone that would provide a flexible master plan approach to development. Such an approach would focus more on site-design, public spaces, and architecture rather than bulk, area, and density.
  - That any development in the Village District Zone be a mixed-use commercial (office, retail, service) and residential development. The Plan should include recommendations for the distribution uses: ground floor retail, service, and office; upper floor(s) office and residential; and stand-alone residential buildings and/or town houses.
  - Requiring the inclusion of well-designed public spaces: parklands, trails, and community gathering spaces.
  - Designating the area as a receiving area for the transfer of open space and/or development rights, providing density bonuses for residential development.
  - The inclusion of affordable housing, in accordance with 8-30g and the housing needs assessment in Chapter Five.

### **Ellington Airport Strategies**

- Create an Airport Advisory Committee. The committee should be made up of key stakeholders: The Town, airport owners, airport tenants, the Economic Development Commission, Planning and Zoning Commission, Board of Education, and community residents.
  - The Airport Advisory Committee should be charged with studying the airport, its potential, and its role in the community and economic development.
  - It should provide studies, reports, and other information to Town departments, boards, and commissions.
  - It should be an advocate for the airport.
- Conduct an Airport Expansion Feasibility Study. This study should explore:
  - The potential for expanding and reorientation of the runway.
  - The need and potential for land acquisition for expanding the runway.
  - The potential for an instrument approach to an expanded runway.
  - The market potential for increased general aviation use and activities.
  - The reconfiguration of land and buildings and the potential for new industrial development.
  - The creation of an aviation program at the high school and possible partnership with the airport in the creation of such a program.

### **Agriculture Economic Sector**

- The creation of an Agriculture Advisory Commission. The committee should be made up of key stakeholders, including local farmers.
- Review all Town regulations and ordinances with the aim of removing barriers to farming to ensure that the Town is not closing-down opportunities.
- Amend the Zoning Regulations to allow agritourism and specific agritourism uses. This may include banquet spaces or functions, farm-to-table dinners, tasting rooms and restaurants, vineyard, breweries, tours, outdoor activities, bakeries, etc.
- Amend the Zoning Regulations to allow small country inns, and/or other forms of hospitality that may be reasonably associated with farms.
- Create and/or organize harvest events, fairs, and festivals that highlight local farms, their work and products, and draw positive attention to Ellington's agricultural community.

In the **short-term**, implement the following:

- **Economic Development Training:**
  - Economic development is everyone's job. Economic development starts with customer service. Therefore, Ellington should implement a training program for all Town Hall staff, boards, and commissions.
- **Encouraging What Ellington Most Wants:**
  - Investment flows to the location of least resistance. Therefore, if Ellington wants certain kinds of economic development and investment, it should encourage such uses and investments. This can be accomplished by conducting a comprehensive review of the permitted and special permitted uses contained in the Zoning Regulations with the aim of allowing the economic development activities/uses the Town most wants by staff approvals and Commission site plan, not the more subjective, time consuming, and costly special permit process.

- **Business Outreach and Engagement:** Too often local government spends very little
  - effort cultivating relationships with the business community. Ellington should proactively work to engage the business community. Some simple and time effective ways to do this are to host quarterly meet & greet sessions at town hall with specific businesses sectors, conduct monthly business visitations (even just one business a month), and work with the Chamber of Commerce to host business after-hours networking events.
- **Celebrate Ellington Businesses:** The Economic Development Commission, in association with Board of Selectmen, should seek to celebrate Ellington businesses and their investment in Ellington. Some simple ways of doing this include the implementation a 'ribbon cutting' program for new businesses and existing business expansions. Another activity would be to implement a yearly 'Business Investment' award program. Three award categories could be: Business Expansion, New Business, and Property Maintenance.
- **Community Information Packet:** Many small and some large businesses don't have
  - access to good demographic and socio-economic data—data that can be important to their business planning activities and investment decisions. Providing such information is a simple way to assist and inform businesses—to help educate them about your community. Therefore, the Ellington Economic Development Commission should create and maintain a Community Information Packet that can be made available on the Town's website as a downloadable PDF. The CERC Town profile is a good starting point for demographic, socio-economic, and other community-based information. The Town Profile can be supplemented with detailed and robust community data and real estate market information.

In the **long-term**, implement the following:

- **Economic Development Planning:** Create a comprehensive Economic Development
  - Strategy. This should include a focus on Ellington's image, community brand, and marketing.
- **Strategic Community Investment:** When developing budgets, especially the Capital
  - Improvements Plan (CIP), Ellington should conceptualize government budgets and projects as an opportunity and means of making strategic investments in economic development—investing in Ellington's future. CIP investments aimed at place-making and quality of life, such as walking trails, sidewalks, bike lanes and trails, public/community space can go a long way to creating the economic development ecosystem that businesses and residents seek—providing quality of amenities.
- **Intentional Development:** Most communities are reactive to development—allowing the
  - market to propose developments that are then reviewed, debated, and approved or denied. Being intention about the development Ellington wants, is about investing (time, energy, and money) in planning for development. In the Town Center Triangle and along the Route 83 corridor, Ellington should consider creating conceptual designs for future development and market those designs to the development community. This could also be done in association with an expedited permitting process—if a developer strives to develop the communities conceptualized plan, then a simplified approval process (site plan) is provided to the developer.

The above short- and long-term recommendations are not all an all-inclusive list of activities and strategies, more could be done to further engage in the work and practice of economic development. However, they are a starting point for creating an economic- ecosystem, continuous improvement, and building economic development capacity.

## **Chapter Seven Summary: Considerations/Strategies for Transportation**

### **Road Classification and Land Use**

- Implementing the recommendations of the Town's 2017 Stormwater Plan.
- Adopt stormwater drainage standards for existing streets.
- Adopt stormwater drainage standards for new developments.
- Update the Subdivision Regulation Road Design Standards with the aim of reducing stormwater runoff. Such updates should consider:
  - Low Impact Development practices
  - Reduced roadway widths.
  - The elimination of curbs on local roads with associated sheet-flow and drainage swale approaches.

### **Alternative Modes of Transportation**

- Evaluate the parking requirements by use and adjust as necessary to ensure adequate yet efficient numbers of parking spaces.
- Modernize site design requirements (landscaping, parking, lighting, stormwater management (LID), etc.) in the Zoning Regulations.
  - Reduce impervious surfaces: use of porous pavement systems, deferred parking, and shared parking requirements where appropriate.
  - Implemented access management and consolidated parcel requirements
- Continuously work toward creating a connected road network to ensure circulation and flow—including road extensions and cul-de-sac connections (continue to require temporary cul-de-sacs).
- Create a comprehensive sidewalk and trails plan aimed at creating a town-wide network.
  - A cycling network, on roads and trails, should be included as part of the sidewalk and trails plan.
- Create flexible local road design standards that allow road width reductions and incorporate LID approaches to stormwater management.
- Adopt the '*Ellington Town Center Walkway: Creating a Walkable Environment*' and '*Route 83 Corridor Study*' as addendum to the Plan of Conservation and Development.
- Amend Zoning Regulations to require sidewalks in new develop in the Route 83 corridor and Town Center.

**7.14.1 Statement of Purpose.** Agriculture has played and continues to play a significant role in Ellington. It enhances the quality of life for residence and is a strong element of Ellington's diverse community character. It is the purpose of this regulation to promote the economic and operational viability of agricultural businesses, to support programs that preserve farming and farmland, and to allow more flexible farm use regulations.

**7.14.2 Permitted Uses:** Any reference to minimum or maximum lot size shall be construed to mean contiguous acreage under single ownership and/or leasehold in any zone. Agricultural uses shall not be permitted on common interest properties (e.g. condominium and apartment complexes), unless approved as a permitted accessory use or structure on a site plan approved by the commission.

- A. **Agriculture.** All uses in Section 7.14 shall require a minimum of 3 acres, unless a minimum acreage is specifically defined.
- B. **Agricultural enclosures, buildings, or structures** except farm stores and seasonal farm stands, as long as the setback of the underlying zone is met for the street property line, when located at least 50 feet from any side or rear property line and subject to the issuance of a Zoning Permit.  
*(Amended 12-30-13, Effective 1-15-14)*
- C. **Seasonal Farm Stand** provided that 70% of gross sales shall be from agricultural goods produced on the owner's farm, or processed products made from raw materials that were produced on the owner's farm, for at least three of the immediately preceding five years; the farm stand shall cease operations for a minimum of six consecutive weeks on an annual basis; and adequate parking with safe ingress and egress is present and is located outside of the public right-of-way.
- D. **Keeping of Horses:** *(Added 5-23-16, Effective 6-15-16)*
  - a. **Applicability:** This section shall apply to the keeping of horses, donkeys, ponies, miniature horses, and similar members of the equine family, and any reference to "horse" shall be inclusive of all of these animals.
  - b. **Minimum lot size:** A property must have at least 3 contiguous acres in order to keep horses.
  - c. **Number of horses and other equine:** A property with at least 3 contiguous acres may keep 2 horses or equine. An additional horse may be kept for each additional acre of contiguous land (e.g., a property with 4 acres may keep 3 horses). For the purposes of calculation, acreage shall be rounded down to the nearest acre (e.g. a property with 5.6 acres may keep 4 horses).
  - d. **Structures for the Keeping of Horses:** All structures and enclosures for the keeping of horses shall comply with the requirements of Section 7.14.2.B and/or Section 7.14.3.A, as applicable.

## ARTICLE 7 SPECIAL REGULATIONS

### E. Keeping of Backyard Poultry: *(Added 5-23-16, Effective 6-15-16)*

- a. **Applicability:** Backyard poultry shall include chickens, ducks, turkeys, and other birds of similar mature size, but not guinea hens, peacocks, emus or ostriches. Farms shall have no limit on the number of poultry that may be kept.
- b. **Minimum Lot Size:** A property must be greater than or equal to 20,000 square feet in order to keep backyard poultry.
- c. **Number of Poultry:** A property which meets the minimum lot size may keep up to a maximum of 8 backyard poultry.
- d. **Roosters:** Roosters are not permitted on property which has less than 3 acres.
- e. **Management:** Backyard poultry shall be suitably contained on the premises at all times. Free range backyard poultry are prohibited.
- f. **Setbacks and Permitting Requirements:**
  - i. Structures less than 200 square feet and enclosures (such as fenced areas) for the keeping of backyard poultry shall be a minimum of 20 feet from the side and rear property lines and 50 feet from the front property line, or meet the setbacks of the underlying zone (whichever is greater). These structures and enclosures shall not require a Zoning Permit, but all owners of backyard poultry shall submit a written statement to the Zoning Enforcement Officer certifying compliance to these regulations.
  - ii. Any structure for the keeping of backyard poultry that is greater than or equal to 200 square feet shall require review in accordance with Section 7.14.2.B or Section 7.14.3.A, as applicable.
- g. **Waste Management:** The storage and management of waste (e.g. a combination of manure and bedding) for backyard poultry shall be in accordance with the Public Health Code, as amended. In no case shall waste be located closer to property lines than the minimum setback requirements for structures and enclosures for the keeping of backyard poultry and shall not exceed 2 cubic yards at any given time.
- h. **Site Suitability and Impact:** In order to minimize potential adverse impacts, the following shall apply:
  - i. Sites with slopes greater than 15% shall be avoided or improved to avoid heavy surface water runoff, soil erosion, sedimentation or hazardous conditions for keeping backyard poultry.
  - ii. Structures for the keeping of backyard poultry shall not be permitted directly over land containing an on-site sewage disposal system. Structures and enclosures (such as fenced areas) shall not be permitted directly over wells.
  - iii. Proper drainage shall be provided to avoid collection of water. Water shall be diverted from poultry keeping areas; however, such water shall not pollute surface or subsurface water supplies nor shall runoff be directed to neighboring properties.

### F. Keeping of Bees: *(Added 5-23-16, Effective 6-15-16)*

- a. **Minimum Lot Size:** The keeping of bees shall be allowed on any property greater than or equal to 30,000 square feet.
- b. **Setbacks and Permitting Requirements:** Beehives shall be a minimum of 10 feet from all property lines or conform to the setback requirements of the underlying zone, whichever is greater and shall be a minimum of 25 feet from any dwelling on abutting properties.

## ARTICLE 7 SPECIAL REGULATIONS

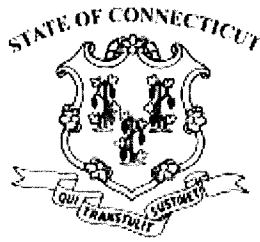
- c. **Management:** An adequate on-site source of water for the bees shall be provided.

### 7.14.3 Special Permit Uses:

The Commission may approve an application for special permit for the following:

- A. **Agricultural enclosures, buildings, or structures** including farm stores and seasonal farm stands when closer than 50 feet from any side or rear property line as long as the setback of the underlying zone is met. *(Amended 12-30-13, Effective 1-15-14)*
- B. **Farm Store** when a minimum of 3 contiguous acres under single ownership and/or leasehold in any zone and subject to the following standards: *(Amended 5-23-16, Effective 6-15-16)*
1. At least 20% of gross product sales shall be from farm products produced on the owner's farm or processed products made from raw materials that were produced on the owner's farm, and an additional 20% of gross product sales from Connecticut-Grown farm products or products made from raw materials produced from Connecticut-Grown farm products. Farm products produced on land owned by the owner of the farm store separate from the farm store land or processed products made from raw materials on other land owned by the owner of the farm store separate from the farm store land shall be counted towards meeting minimum gross product sales.
  2. Adequate off-street parking and safe ingress and egress is provided to ensure public safety. A reasonable parking area not to exceed three square feet for every one square foot of store area (where products are displayed for sale whether inside or outside of a structure), shall be provided. Permeable parking surfaces are recommended.
  3. Farm stores may be used to support farmers' market activities, promote agricultural ideals, and host agricultural related workshops.
  4. Farm stores may include kitchen facilities for the preparation and sale of food for consumption on or offsite and shall be subject to approval from the Health Officer and in accordance with applicable federal, state and local codes.
- C. **Horse Boarding / Riding Arena** if it finds that the proposal will conform to the following standards:
1. A minimum of 10 contiguous acres under single ownership and/or leasehold.
  2. The use is conducted only by the resident of the premises as an accessory use.
  3. The primary and any accessory structures shall not be less than two hundred (200) feet from any street line, side, and rear lot lines.

In considering such special use, the Commission shall weigh the agricultural and rural aspects of the area, as well as the residential or commercial character or potential of the area, and shall find that the granting of such land use shall result in an appropriate use of the land and will not have a detrimental effect on the value or enjoyment of existing residential or other uses in the area. *(Amended: 22 December 2006)*



**House Bill No. 5928**

**Public Act No. 17-160**

**AN ACT ESTABLISHING A MANUFACTURER PERMIT FOR FARM BREWERIES.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsections (f) and (g) of section 30-16 of the general statutes are repealed and the following is substituted in lieu thereof (*Effective from passage*):

(f)(1) A manufacturer permit for a farm brewery shall be in all respects the same as a manufacturer permit, except that the scope of operations of the holder shall be limited to the production of not more than seventy-five thousand gallons of beer in a calendar year. As used in this section, "farm brewery" means any place or premises that is located on a farm in the state in which beer is manufactured and sold.

(2) Such permit shall, at the single principal premises of the farm brewery, authorize (A) the sale of sealed bottles or other sealed containers of beer brewed on such premises to the holder of a wholesaler permit issued pursuant to section 30-17; (B) the offering and tasting of free samples of beer manufactured by the farm brewery permittee, dispensed out of bottles or other sealed containers to visitors and prospective retail customers for consumption on the premises of the farm brewery permittee; (C) the sale at retail from the premises of not more than nine liters of such beer to any person per day, in sealed bottles or other sealed containers, for consumption off the premises; and (D) the sale at retail from the premises of beer by the glass and bottle to visitors on the premises of the farm brewery permittee for consumption on the premises. Notwithstanding the provisions of subparagraphs (A) to (D), inclusive, of this subdivision, a town may, by ordinance or zoning regulation, prohibit any such offering, tasting or selling at retail at premises within such town for which a manufacturer permit for a farm brewery has been issued.

(3) The farm brewery permittee shall use not less than twenty-five per cent of a combination of hops, barley, cereal grains, honey, flowers or other fermentables grown or malted within the state of Connecticut in the manufacture of the farm brewery permittee's beer for the first year of issuance for any such permit and not less than fifty per cent of such hops, barley, cereal grains, honey, flowers or other fermentables in the manufacture of the farm brewery permittee's beer for the second and any subsequent year of issuance for any such permit. Any such beer may be advertised and sold by the farm brewery permittee as "Connecticut Craft Beer".

(4) A holder of a manufacturer permit for a farm brewery may sell beer manufactured from such brewery at a farmers' market, as defined in section 22-6r, that is operated as a nonprofit enterprise or association, provided such farmers' market invites such holder to sell beer at such farmers' market and such holder has a farmers' market beer sales permit issued by the Commissioner of Consumer Protection in accordance with the provisions of subsection (a) of section 30-37r.

(5) The annual fee for a manufacturer permit for a farm brewery shall be three hundred dollars.

## Town of Tolland - Zoning Regulations

### Section 16-13. Farm Brewery, Farm Cidery, Farm Distillery and Farm Winery

10. Utility Notification – No small wind energy system shall be installed until evidence has been submitted to the Town that the relevant electric utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
11. Abandonment – If a wind turbine is inoperable for six (6) consecutive months, the owner shall be notified that they must, within six months of receiving the notice, restore the system to operating condition. If the owner fails to restore the system to operating condition within the time frame, then the owner shall be required, at his or her expense, to remove the wind turbine from the tower for safety reasons. If the owner fails to remove the wind turbine from the tower, the Town may pursue legal action to have the wind generator removed at the owner's expense.
12. Special Permit – In granting a Special Permit for a wind system, the Commission shall have the power to impose such additional standards and requirements as it deems necessary to carry out the purpose of these regulations.

### **Section 16-13. Farm Brewery, Farm Cidery, Farm Distillery and Farm Winery**

#### **A. Intent**

The intent of these regulations is to support agriculture in Tolland by allowing expanded economic enterprises on farms while ensuring that activities are compatible with residential zones and minimizing potential impacts to nearby residences. The activities and uses permitted in this Section are intended to be accessory to a farm operation.

#### **B. Permitted Uses**

In addition to the farming operation, the following uses are permitted on the premises of any farm brewery, cidery, distillery or winery:

1. Tastings, for free or for a fee.
2. Tours.
3. Retail and wholesale sales of the products grown or manufactured on the premises.
4. Retail sales of beer-, cider-, wine- and alcohol- related merchandise, such as glasses, mugs, and items that promote the product or are directly related to the use of the product. Merchandise unrelated to the products produced on site may be offered for sale provided that the amount offered is clearly subordinate to related merchandise. In general, no more than 25% of merchandise displayed for sale shall be unrelated merchandise.
5. Other uses customary and incidental to a farm.

**C. Dimensional Requirements**

1. Minimum lot size: 15 acres.
2. All buildings, structures and parking related to the brewery, cidery, distillery, or winery operation shall be located a minimum of 100 feet from all property lines. If the front property line is located on a state route, the Commission may reduce the front yard setback to 50 feet provided it determines such a reduced setback does not impact adjacent residential uses.
3. All refuse areas shall be located a minimum of 100 feet from all property lines.
4. Areas used for outdoor seating and outdoor tastings shall be located at least 200 feet from all property lines.

**D. Standards**

1. The following requirements for local ingredients shall be met:
  - a. For a farm brewery, a minimum of 20% of ingredients, excluding water, shall either be grown on the site or grown within 60 miles of the premises.
  - b. For a farm winery or farm cidery, the amount of the fruit grown on site shall meet that required by state statutes except that only fruit grown on the premises or on a farm elsewhere in Tolland shall count toward the minimum amount required.
  - c. The Commission shall determine which of the above requirement shall be met for a distillery based upon the type of ingredients distilled.
2. The establishment shall not sell, serve, or offer tastings of alcoholic beverages that were not manufactured on the premises.
3. Unless otherwise restricted by state law, hours open to the public are limited to:
  - a. Sunday, noon to 6 p.m.
  - b. Monday through Wednesday, noon to 8 p.m.
  - c. Thursday through Saturday, noon to 9 p.m.
4. Additional screening may be required for areas used for outdoor tastings or seating in order to reduce disturbances to adjacent residential uses.
5. No more than three (3) food trucks are permitted. On parcels at least two (2) times the minimum lot size, the Commission may allow additional food trucks as part of the Special Permit Process. Establishments may permit visitors to bring food or may serve snacks. The preparation and serving of meals is prohibited, other than by food trucks.

6. To the extent practicable, truck deliveries and pick-ups between 10 p.m. and 6 a.m. should be avoided.
7. There shall be no amplified music or amplified sound.

## **Section 16-14. Licensed Medical Marijuana Dispensaries or Production Facilities**

### **A. Intent**

The purpose of this section is to regulate the location and operation of medical marijuana dispensaries or production facilities. The intent is to minimize any adverse impacts of such facilities and to protect and preserve Tolland's neighborhoods, commercial districts, property values and quality of life.

### **B. Separation Requirements**

Uses identified in this section shall be subject to the following separation restrictions:

1. No licensed medical marijuana dispensary or production facility shall be located closer than 100 feet from any public school or child daycare center, which are in existence as of the effective date of this regulation.
2. No licensed medical marijuana dispensary or production facility shall be located within the same building or structure that is used for residential purposes.
3. All distances contained in this section shall be measured by taking the nearest straight line between the respective lot boundaries of each site.

### **C. Additional Requirements**

1. Prior to the issuance of a Zoning Permit, the applicant shall provide:
  - a. A copy of a Medical Marijuana Dispensary or Producer License issued under the authority of the Commissioner of the Department of Consumer Protection.
  - b. Proof of conformance to all site and location requirements and personnel limitations contained within the said state granting license.
2. No medical marijuana dispensary or production facility shall operate without a valid, current license.

## **Section 16-15. Pre-Development Site Grading**

### **A. Purpose**

The purpose of these regulations is to allow property owners to prepare their property for future development in the absence of a specific development plan, for a limited duration and only to the

- iv. A stabilization/re-vegetation plan shall be submitted along with the Site Plan application.

b. **Abandonment**

Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Solar Energy System shall be considered abandoned when it fails to operate for more than one year without the written consent of the Stafford Planning and Zoning Commission. If the owner or operator of the large- scale ground-mounted Solar Energy System fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment or the proposed date of decommissioning, the town may enter the property and physically remove the installation.

7.19 **Accessory Agricultural Activities**

- A. **Accessory Agricultural Activities (Ag-tivities)** - The following fee-based activities are considered to be accessory to an established agricultural operation. A Site Plan Review shall be required when the following uses may reasonably be expected to require parking for twenty (20) or more motor vehicles, used by visitors to the farm, at any given time. Otherwise, such uses require only an Agricultural Activity “Ag-tivity” Permit.
  - 1. **Agricultural Engagement-** The opening to the public of a working farm or any agricultural, horticultural, or agribusiness operation for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation, including (but not limited to) “U-Pick”, Community Supported Agriculture (CSA), Wine tours & associated tastings, agricultural workshops, classes, and demonstrations.
  - 2. **Agricultural Events-** Events of limited duration on a farm that are incidental to agricultural uses, including (but not limited to) hayrides, corn mazes, festivals, petting zoos, and other similar activities.
- B. **Non-agriculturally Related Uses-** Fee-based activities that are part of an agricultural operation’s overall offering, but are not incidental to agriculture, are allowed by permit. Such uses may include (but not limited to) outdoor recreation such as bird watching, snow-shoeing, cross country skiing, mountain biking, and other passive recreational activities, as well as rental of farm property for small and large-scale events, such as parties, weddings, and other non-agricultural events.
  - 1. **“Small-scale Farm Events”** are allowed with an Agricultural Activity “Ag-tivity” Permit. Only low-volume amplified sound or music (as determined by the ZEO) will be allowed during these events. A Site Plan Review will only be required if these events happen more than ten (10) times per year, or they require parking for more than twenty (20) vehicles, at any given time.

2. **“Large-scale Farm Events”** at which the use of loud amplified music is planned, and more than twenty (20) vehicles are expected, require a Special Permit. In order to satisfy the conditions of a Special Permit, the Planning & Zoning Commission may limit the number of events per year. The Planning & Zoning Commission may also impose additional restrictions on the use if it determines, after a hearing for which the owner of the farm is given written notice that the noise levels, or other factors, are causing a nuisance to nearby properties. The ZEO retains the right to meet annually with the farm owner to discuss any possible concerns. In the case of events when more than twenty (20) vehicles are expected, but loud amplified music is not a consideration, only a Site Plan Review is required.

### C. General Requirements

1. **Parking.** Parking for all permitted agricultural accessory uses shall, to the maximum extent possible, be located in areas on the site where they will be the least visible from access roads and adjoining properties but must allow for adequate sightlines for drivers traveling on the adjacent road and entering and exiting such spaces from such road. Setback requirements apply to all parking areas. Due consideration shall be given to the posted speed limit and other pertinent factors. The ZEO and/or Commission may require additional buffering to meet the intent of the parking and landscaping regulations.
2. **Location, Lighting and Noise.** The location of outdoor events and activities associated with “Ag-tivities” on the farm shall take into consideration the current use of surrounding properties. The Commission and/or ZEO may require a specific separating distance and/or an appropriate buffer strip that screens any such activity from adjacent properties. If the proposed activity or agricultural use regularly employs the use of an amplified sound system, there shall be a sound-absorption plan in place that confirms compliance with the State of Connecticut DEEP noise standards (§22a-69-1 through §22a-69-7-4) as amended. All lighting must be shielded so that it does not impact neighboring properties. The Commission may impose additional restrictions on the use if it determines, after a hearing for which the owner of the farm is given written notice, the noise levels are causing a nuisance to nearby properties.

## **ARTICLE 5 – OVERLAY ZONES**

### **B. The following uses shall be allowed by Special Exception:**

1. Municipal facilities and uses;
2. Day care facilities;
3. Offices – professional, commercial, corporate and business;
4. Personal service shops;
5. Recreational facilities (shall not include adult-oriented entertainment establishments as defined by Section 7.2.3). Permitted accessory uses for indoor recreation may include:
  - a. Entertainment including music, sporting events and dancing;
  - b. Areas primarily dedicated to serving, preparation, sales and consumption of food and beverages, including alcoholic beverages for special events; and
  - c. Auctions;
6. Riding academies, barns and stables;
7. Home occupations, home office, professional office (major), including landscape contractor businesses and similar uses (see Table 3.1.1A and Article 7 Special Regulations).

### **5.8.5 Site Appearance and Performance Standards**

1. Existing trees and hedgerows shall be incorporated into site design and preserved to the maximum extent possible.
2. All parking areas shall be a minimum of 25 feet from the front property line.
3. Side and rear yards shall contain landscaped buffers of 10 feet in width. The provision of Section 6.2.4 Buffers shall not apply.
4. All outdoor storage must conform to Section 2.11 Commercial and Industrial Storage and Display.
5. Loading areas, truck parking, HVAC equipment, outdoor storage areas, trash collection areas and other such service functions shall be incorporated into the overall design of the site and landscaping so that the visual impacts and noise on surrounding residential properties are minimized.

## **Section 5.9 Agri-Tourism Overlay Zone**

### **5.9.1 Purpose**

The purpose of the Agri-Tourism Overlay Zone is to allow by special exception additional agricultural related activities to facilitate the preservation of farms by allowing them to diversify the use of structures and conduct on-site activities (e.g. corn maze, sales of farm produce, weddings, educational events, special events, wineries with wine tastings) where deemed appropriate by the Commission, taking into consideration such factors as proximity to existing uses in the area, traffic volumes, amount of commercial traffic anticipated, and the suitability of the land for proposed business, hours of operation, and impact on future farming use of the property.

### **5.9.2 Permitted Uses**

- A. All uses permitted in the underlying zone
- B. Agri-tourism uses shall be permitted by Special Exception

### **5.9.3 Special Exception Criteria**

Special Exception for Agri-tourism may be granted subject to public hearing and the review of criteria of Section 8, submission of a site plan of development, and the following conditions:

1. The farm is a minimum of 5 acres.
2. The lot has to have frontage for access from a public road. Adequate line of sight entering and exiting the site shall be demonstrated based on Connecticut Department of Transportation standards and able to accommodate anticipated traffic volumes.
3. Adequate internal access thereto and be provided with sufficient parking to accommodate projected visitors. Pervious parking areas are encouraged.
4. Any building proposed for commercial use shall be located not less than 100 feet from any street or property line.
5. Maximum impervious coverage shall be 25%.
6. Side and rear yards shall contain landscaped buffers of 10 feet in width. The provisions of Section 6.2.4 Buffers shall apply.
7. All local, state, and federal applicable regulations must be complied with prior to the issuance of a zoning permit.
8. Activities are generally conducted during day time hours. The Commission may set restrictions on entertainment to mitigate the potential noise to surrounding properties. Limitations may include, but are not limited to, time of day, limitation on outdoor entertainment, and use of amplified equipment.

## **Section 5.10 Sullivan Avenue Mixed-Use Development Overlay Zone (SAMUD-OZ)**

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### **5.10.1 Purpose**

The purpose of this section is to allow, by Zone Change/General Plan of Development and then by Special Exception/Site Plan of Development approvals, mixed-use developments containing compatible and complimentary commercial and multi-family residential uses in the General Commercial Zoning District fronting on Sullivan Avenue (Route 194). Such SAMUD developments are intended to revitalize substandard and/or blighted areas, to provide high quality development, to increase housing options for town residents (including affordable housing), and to substantially add to the community's economic base and employment opportunities.

## SECTION 10 - AGRICULTURAL ZONE (AG)

### 10.0 INTENT

The intent of this zone is to retain suitable areas for agriculture because of its irreplaceable value for providing locally grown agricultural products and visual open space; its role in the economic diversity and cultural heritage of the community; and where appropriate, to allow low-density transitional residential uses.

### 10.1 AREA, BULK, DENSITY, AND YARD STANDARDS

Density of occupancy - 0.3 dwelling units per acre of developable land  
 Minimum lot area allocated to one family - 3 acres  
 Minimum lot width - 150 feet  
 Minimum front yard - 40 feet  
 Minimum front yard, flag lot - 80 feet  
 Minimum side yard - 15 feet  
 Minimum rear yard - 25 feet  
 Maximum building coverage - 15% of the site  
 Maximum building height - 2-1/2 stories or 35 feet

### 10.2 MISCELLANEOUS STANDARDS

- 10.2.1 Living area requirements and allowable lot reductions shall comply with the AA Residential Zone.
- 10.2.2 The applicable requirements of Section 4.2 shall apply to any residential use or structure.
- 10.2.3 Easements as per Sections 14.1.4 and 14.1.22.

### 10.3 PERMITTED USES

- 10.3.1 Growing field crops, flowers, fruit, nursery stock, or seeds; raising livestock and poultry, limited to no more than three pigs over six months old for any purpose; and commercial nurseries.
- 10.3.2 Dwellings occupied by the owner, a member of the owner's family employed on the farm, or by a permanent paid employee.
- 10.3.3 Veterinarian offices, not to include the incidental boarding of animals during their treatment and recovery (see also ANIMAL HOSPITAL).

**Permitted, Special, and Accessory Uses** - Land uses and structures fall into three main categories: permitted, accessory, and special uses. Permitted uses (e.g. growing field crops) are allowed by-right anywhere in the Agricultural Zone. Special uses are uses that have unique characteristics that make them unsuitable for all locations (e.g. commercial kennels) and the Commission has the discretion to determine whether a special use is suited to a particular property. Accessory uses are ancillary to either a permitted or special use, meaning that they support those uses but are not permitted to stand alone on a property (e.g. farm stands).

**Commercial Nurseries** - Commercial nurseries are a permitted use and the sale of nursery stock is a special use in the AG Zone, creating confusion. The reason for the confusion is that the permitted commercial nursery is intended for the production and wholesaling of nursery stock, not retail sales. Retail sales of nursery stock and the operation of a landscaping business that might frequent a commercial nursery for wholesale plants are permitted as special uses in Sections 10.5.8 and 10.5.12.

**Accessory Building Size** - The Agricultural Zone also allows single-family dwellings as well as agricultural uses. The line between these uses is often blurred, leading to confusion with respect to accessory structures. For buildings that are accessory to an agricultural use, such as a barn or greenhouse, there is no maximum floor area. However, if the building is accessory to a dwelling and not the agricultural use, such as a garage or gazebo, the Residential Zone standards apply, which has benefits as well as restrictions. The benefit is that the garage or gazebo can go as close as six feet from a property line, whereas a barn or stable has to be at least 50 feet away. On the other hand, accessory residential structures are limited to 580 square feet and 1.5 stories in height.

**Special Uses** - In addition to any use-specific considerations and regulations associated with the following special uses, Section 15.1.3 contains general considerations that the Commission must consider on each special use application and Section 15.1.4 contains general conditions that may be applied to mitigate any concerns of the Commission or neighbors.

Section 15.2 contains additional special uses that may be permitted in any zone.

## Section 10.4

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### 10.4 ACCESSORY USES

The following accessory uses are allowed subject to the conditions specified below, including that for Sections 10.4.1 through 10.4.4, no building shall be located closer than 50 feet to any property line.

- 10.4.1 Buildings that are customarily a part of the use such as barns, greenhouses, sheds, silos, stables, chicken-houses, garages for vehicles, and farm machinery.
- 10.4.2 Pumping stations and water lines for irrigation purposes and private roads for access and fire protection to all parts of the cultivated land.
- 10.4.3 Warehouses, processing plants, refrigeration plants, and other secondary uses incidental to the primary agricultural use.
- 10.4.4 Housing for permanent workers and camps or living quarters for temporary workers, not exceeding the ratio of two workers per cultivated acre. Nothing shall prohibit cooperative action by a group of farm owners or an association representing farm owners from jointly providing housing for temporary (seasonal) workers, provided that the ratio of two workers per cultivated acre is maintained.
- 10.4.5 Farm stands of mobile or temporary construction, as per Section 14.1.12.
- 10.4.6 Accessory uses associated with single-family dwellings, as per the applicable provisions of Section 4.4.

### 10.5 SPECIAL USES

The following uses are allowed subject to the applicable provisions of Section 15 and this Section.

#### 10.5.1 Single-Family Cluster Subdivisions

At the discretion of the Commission, a developer may be allowed to reduce lot requirements in the AG Zone, provided that the following conditions are met.

A

The Commission shall find that the plan is designed appropriately in relation to soil types, wetland areas, watercourses, topography, natural features, and scenic vistas and that there is land on the site that is desirable for open space or other public purposes.

B

All standards of Section 10.1 shall be met, except that the density of occupancy shall be 0.6 dwelling units per acre of developable land and that a minimum lot area of one-acre shall be required.

C

For a subdivision to be developed in accordance with this Section, the developer shall dedicate open space in an amount equal to the percentage by which the cumulative residential lot areas have been reduced, multiplied by the total area of the development (e.g., if the average lot size is reduced from three acres to one acre, the amount of open space would be two-thirds of the total area of the development). At the discretion of the Commission, the open space can be dedicated to the Town as provided in Section 14.1.21; to another grantee acceptable to the Commission, such as the State of Connecticut, Windsor Land Trust, a wildlife association or other nonprofit entity, whose main purpose is to convey a public benefit; or where continued farming is desirable and public access is not desirable, it can be left in private ownership and protected by a permanent conservation easement.

D

Scenic or conservation easements may be required as per Section 14.1.22.

#### 10.5.2 Nursing Homes

Provided that there is sufficient parking to accommodate the additional traffic, the Commission may permit a nursing home to extend in-patient dialysis services to non-residents on an out-patient basis as a special use.

#### 10.5.3 Places of Assembly and Congregation

As per Section 4.5.7 B, C, and D (see also Section 10.5.6).

#### 10.5.4 Commercial Kennels or Animal Hospitals

Commercial kennels and/or animal hospitals located 500 feet or more from a residential or NZ Zone and subject to all applicable codes and regulations of local and state agencies.

#### 10.5.5 Riding Clubs or Stables

Lots containing riding clubs or stables shall have a minimum lot size of ten acres.

#### 10.5.6 Cemeteries

Cemeteries subject to the following requirements.

#### Why Open Space Subdivisions?

Open space subdivisions can create a win-win situation for the town and developers. By reducing the minimum lot area from three acres down to one acre, the length of roads and other infrastructure can be reduced by up to 66%, decreasing development costs for the developer and future maintenance costs for the town as well as reducing the environmental impact of the subdivision. The reduction of up to 66% of the three-acre minimum lot area from each lot is added to the mandatory open space set-aside of 15% of the overall property, significantly increasing the amount of open space, benefiting all residents in the subdivision and beyond. The preserved open space can even be farmed, preserving over two-thirds of an existing farm, perhaps providing a captive market for community supported agriculture (CSA).

**Kennels** - Commercial kennels generally have a commercial element to them, and in the case of personal dogs, there has to be more than four adult dogs used for commercial gain. Boarding, grooming, and training are clear examples of commercial activities but it has become increasingly blurry with breeding and fostering dogs.

Fostering rescued dogs is not a commercial enterprise but can become intensive. Therefore, the definition of commercial kennel technically includes the boarding of any dogs not owned by the owner of the premises. Fostering a dog or two is not likely to be noticed, but could be enforced as a kennel in response to a complaint, so being a responsible foster home and neighbor would be wise.

**Nightclubs** - Nightclubs are not permitted clubs, whether limited to private members or not. As a special use, restaurants with liquor licenses can provide limited entertainment as an accessory use to the service of food,

**Riding Clubs** - Horseback riding clubs and stables are not included in Clubs, Social, or Fraternal Organizations, but may be approved as a special use under Section 10.5.5.

Section 10.5

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A

A 20-foot wide, heavily landscaped buffer shall be provided along all property lines, except for the frontage of the lot abutting a public right-of-way.

B

The lot shall have a minimum frontage of 50 feet on a public right-of-way.

10.5.7 Clubs, Social, or Fraternal Organizations

Clubs, social, or fraternal organizations, including those utilizing hardware or paraphernalia such as guns, racing or show automobiles, snowmobiles, or motorcycles on-premises, and including those serving alcoholic beverages for on-premises consumption, subject to the following requirements.

- A
- The Commission shall determine that the facility:
- (1)

is needed in Windsor;
- (2)

will be in harmony with adjacent uses and not create excessive nuisances; and
- (3)

will not threaten the public health, safety, or welfare or diminish property values in the neighborhood.

B

Structures and outdoor activity areas shall be at least 250 feet from any property line. This requirement shall not apply where a structure or outdoor activity area is located at least 250 feet east of the Connecticut River Stream Channel Encroachment Line and more than 250 feet from the nearest residential dwelling.

C

The site shall be appropriately screened and shall have a paved driveway (asphalt or concrete) for at least the first 50 feet closest to the street unless the street providing access to the site is not paved.

D

If approval of the serving of alcoholic beverages for on-premises consumption is requested, it may be granted provided it meets the requirements outlined in Section 4.5.7A.

10.5.8 Garaged or Open Storage of Commercial Vehicles

The garaged or open storage of commercial vehicles may be allowed subject to the following requirements.

A

The storage area shall be set back at least 200 feet from streets providing access to the site.

B

A 50 foot landscaped buffer consisting of berms, fences, walls, and/or hedges shall be provided around the perimeter of the storage area. The Commission may allow the substitution of existing vegetation in lieu of the landscaped buffer, if it determines that it is of sufficient quality to provide comparable screening or can be enhanced, and measures are taken to ensure its survival.

C

Existing streets shall be capable of accommodating the increased traffic generated by the use.

D

The site shall have a paved driveway (asphalt or concrete) for at least the first 50 feet closest to the street unless the street providing access to the site is not paved.

E

No major maintenance and/or major repair work of vehicles shall be permitted.

F

Washing of vehicles shall comply with all local and state codes and regulations.

G

Wholesaling or retailing activities shall not be permitted.

#### 10.5.9 Flag Lots

As per Section 4.5.14.

#### 10.5.10 Transfer of Residential Density

The transfer of residential density shall be in accordance with Section 4.5.8, except as modified below.

A

Transfers of residential density to or within the AG Zone are only permitted under the following conditions:

- (1) if the receiving parcel is located in the AG Zone, the resulting development shall not significantly displace active farmland or destroy prime agricultural soils and other soils of statewide

**Why are they Called Flag Lots?**  
- The term flag lot refers to the shape of a typical rear lot, which resembles the shape of a flag on a pole.



Typical Flag Lot

**Transfer of Residential Density**  
- Transfer of Residential Density (TRD) may be unique to Windsor in the entire nation. Traditionally, development rights are bought, sold, banked, and traded through a process called transfer of development rights (TDR), which while more flexible, is cumbersome to administer, and unpredictable in its results due to no predetermined location to apply purchased development rights. In contrast, TRD cuts to the chase, by directly linking the parcel donating the residential density to the parcel receiving the residential density, eliminating middle men, land banks, and the leap of faith necessary to purchase development rights without an approved location to use them, which can be difficult in the face of public opposition of higher density housing. With TRD, the Commission simultaneously knows the value of the donor parcel as farmland or open space as well as the impact of the transferred residential density on the receiving parcel.

Because farms and prime farmland are finite non-renewable resources, their conservation and preservation are critical to providing local food, a diversified economy, and protecting community character. To preserve the most appropriate farmland, such as areas of prime agricultural soils that are being actively farmed, the TRD regulations in the AG Zone incentivize the preservation of both active farmland and prime agricultural soils up to a total of 1.3 dwelling units per acre, which is comparable to the AA Residential Zone (continued).

significance, as determined by the Connecticut Department of Agriculture (DOAG);

- (2) if the receiving parcel is located in the AG Zone, the resulting development shall be served by public water and sewer service; and
- (3) if the sending parcel is located in a residential zone, it shall contain significant areas of active farmland, prime agricultural soils, and/or other soils of statewide significance, as determined by the DOAG.

#### B

The residential density that may be transferred from a sending parcel in the AG Zone shall be calculated as follows:

- (1) the base density shall be 0.3 units per developable acre;
- (2) for land containing steep slopes, inland wetlands, and/or floodplain desired for public access and ownership as part of a public trail system or other public purpose, the Commission may allow the transfer of 0.3 dwelling units per acre for an area of undevelopable land determined by the Commission to be sufficient for the intended purpose and dedicated to the Town;
- (3) for transfers of residential density to receiving parcels located outside of the AG Zone, the following density bonuses may be achieved:
  - (a) an additional 0.5 dwelling units per acre of developable active farmland;
  - (b) an additional 0.5 dwelling units per acre of developable prime agricultural soils and other soils of statewide significance, as determined by the DOAG;
  - (c) the density bonuses contained in (a) and (b) above are cumulative with the base density in (1) above for a maximum transferable density of up to 1.3 dwelling units per acre;
  - (d) active farmland shall have been either cleared and used for agricultural purposes and/or enrolled in the PA 490 farmland program for at least 10 years prior to any application for transfer of residential density.

C

The residential density on a receiving parcel in the AG Zone shall not exceed 0.6 dwelling units per developable acre.

#### 10.5.11 Farm Stands of Permanent Construction (see also Section 10.5.12)

Farm stands of permanent construction shall be subject to the following conditions.

A

Stands shall only be located on farms producing one-half or more of the total agricultural products being sold at the stand at any time.

B

Unless Christmas trees and related seasonal agricultural products are being sold, stands shall only be allowed to operate from May through November.

C

Compliance with parking and other the applicable site development requirements of Section 3.

D

Upon any change of zone of the property from AG, the farm stand shall be removed within a two-year period.

#### 10.5.12 Sale of Nursery Stock and Related Products (see also Section 10.5.11)

Sale of nursery stock and related products shall be subject to the following conditions.

A

The sale of gardening/farming implements such as rakes, shovels, lawn mowers, or vehicles is prohibited.

B

Compliance with parking and other applicable site development requirements of Section 3.

C

No parking shall be allowed within the required front yard.

D

A small office may be allowed as incidental to the operation of this use.

#### Transfer of Residential Density (TRD) (continued)

-The Commission can also assign the base density of 0.3 dwelling units per acre for undevelopable land if they determine that it can serve a valuable public purpose. To discourage the transfer of residential density within the AG Zone, the maximum density of a receiving parcel is capped at 0.6 dwelling units per acre, or twice the underlying density.

**Commercial Nurseries and Landscapers** - Nursery and landscaping operations come in many forms, from small commercial nurseries selling annual and perennial plants to wholesale suppliers; and from home-based landscapers to industrial-scale landscaping operations that bid on major construction and plowing contracts. Depending on the nature and zone of the business, one or more special use permits may be required. In the AG Zone, the commercial nursery is permitted by right, except that the garaged or open storage of commercial vehicles would require a special use under Section 10.5.8. However, in the I Zone, a large landscaping contractor storing bulk materials and equipment outdoors might need special uses for both the sale of nursery stock and limited outside storage under Sections 8.6J and 8.6B, while a similar operation

Section 10.5 [Ctrl]+[left mouse click] to follow an external link

E

The Commission may require that storage of bulk material and the overnight parking of vehicles be inside a building; otherwise, these shall not occur within 100 feet of any street or property line and shall be screened from abutting properties by berms, fences, walls, and/or hedges.

10.5.13 Congregate Housing

As per Section 4.5.12.

10.5.14 Home-Based Businesses

As per Section 4.5.4.

10.5.15 Ground-Mounted Dish Antennas

As per Section 5.9.

10.5.16 Temporary Conversions to Allow Accessory Apartments

As per Section 4.5.10.

10.5.17 Bed and breakfast Establishments

As per Section 4.5.11.

10.5.18 Farm Brewery

- (1) production on-site shall be limited to 15,000 barrels of beer per year;
- (2) the brewery shall be located on a working farm that produces 50 percent of its ingredients by weight, excluding water, within a fixed period of time from commencing operation, to be established by the Commission;
- (3) the facility may include a taproom in accordance with the applicable provisions of Sections 8.4C and 8.6V;
- (4) the retail sale of brewery merchandise is permitted as an accessory use, with or without facility tours or a taproom.

# **TOWN OF SOMERS, CT**

## **Zoning Regulation Proposed Text**

### **214-4 DEFINITIONS:**

**Farm Winery and Vineyard/Brewery** - An accessory use to a vineyard or farm, which use includes the manufacture, storage, bottling and production of wine and winery by-products, or beer, which manufacture, storage, bottling and distillery must be in compliance with the State and Federal laws and regulations.

### **214-87 E. FARM WINERY AND VINEYARD/BREWERY**

#### **1. Purpose**

In order to allow for diversity and sustainability of agricultural uses and to preserve farm activity, this section is intended to allow for the use of farmland as a normal part of a farm winery and vineyard or brewery and, therefore, allowed by Special Permit. All winery/brewery activities associated with the manufacture, storage, bottling, production, distribution or sale of wine and spirits shall be in accordance with all State and Federal laws or regulations governing such activities.

#### **2. Minimum Bulk Requirements**

A farm winery and vineyard or brewery shall be located on a lot or lots having a minimum aggregate area of five (5) acres under single ownership and management. Such lot or lots shall have a minimum road frontage of 175 feet.

#### **3. Permitted Uses**

The following uses are permitted as accessory to a farm winery and vineyard/brewery, if authorized by Special Permit:

##### **a. Farm Winery/Brewery:**

This use includes the commercial making of wine, beer and winery/beer by-products in a designated farm winery and vineyard/brewery premises.

##### **b. Retail Sale of Wine/Beer and Tasting Room; Public Events:**

A building or a portion of a building located on the farm may be established for the sale of wine, beer and winery/beer by-products by the glass, bottle or barrel and related distilled products, provided that the percentage of the products produced on the premises and the percentage of wine/beer and winery/beer by-products made from grapes or other fruit grown on the premises shall be in accordance with the laws of the State of Connecticut and the regulations for a farm winery liquor permit for the Connecticut Liquor Control Commission. Activities such as artist receptions and exhibitions, music entertainment, related seminars, meetings, tastings, and promotional activities may be held within the tasting room and adjoining outdoor area(s). The serving of related snacks, fruits, and pastries are permitted as an accessory use to a tasting room.

##### **c. Retail:**

# **TOWN OF SOMERS, CT**

## **Zoning Regulation Proposed Text**

The farm winery and vineyard/brewery may include the accessory sale of vineyard and wine/beer related goods to the general public including related food products, and locally produced products. The area of retail sales must be located within or contiguous to the wine tasting area and shall be no greater than the total floor area dedicated to the retail and tasting room described in the preceding paragraph. The normal hours of retail and tasting room shall be Monday –Saturday 11 am to 8 pm and Sunday 11 pm to 6 pm.

### **d. Outdoor Patio, Porch, & Picnic Areas:**

Appurtenant to Retail Sale and Tasting Room: Outdoor patios, porches, and grassy picnic areas may be allowed as an appurtenance to the Retail Sale and Tasting Room. The operating hours of the areas shall be no greater than the hours of the Retail Sale and Tasting Room as set forth in paragraph (c) above.

### **e. Indoor or Outdoor Private Functions:**

Designated indoor or outdoor private function rooms or areas may be approved, provided that:

- Such functions shall not be open to the public but shall be “invitation only” events such as weddings, corporate functions, Bar/Bat Mitzvahs, and similar celebrations.
- All outside dining is required to maintain all licensing from the State of Connecticut, Department of Consumer Protection and Liquor Control Division, and must submit all applications to the Zoning Enforcement Officer for approval and signatures.

### **4. Parking:**

A minimum of 30 permanent parking spaces are required for a winery/vineyard/brewery. If granted a Special Permit by the Commission, the accessory use in subsection (3.e) to hold indoor or outdoor private functions, the applicant shall provide additional temporary parking spaces at a rate of one space for every 3 occupants. In keeping with the agricultural purpose and to help maintain the aesthetic nature, the Commission may allow portions of the temporary parking spaces to be maintained as lawn parking. Commission may require reinforced pavers in grass areas for portions of the proposed temporary parking. Permanent parking spaces shall be paved or approved gravel parking. All handicap parking regulations shall be complied with.



# TOWN OF ELLINGTON

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## **ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES**

**WEDNESDAY, JULY 8, 2020, 7:00 PM**

**ZOOM MEETING**

**(IN-PERSON ATTENDANCE NOT PERMITTED DUE TO COVID19)  
(PUBLIC PARTICIPATION PROVIDED VIA ZOOM)**

**PRESENT:** Chairman Sean Kelly, Regular Members Donna Resutek and David Hurley and Alternate Stefanie Cunningham. Vice Chairman Chris Todd joined the meeting at 7:36 PM.

**ABSENT:** Alternate Bryan Platt

### **STAFF**

**PRESENT:** Lisa M. Houlihan, Town Planner and Christine Post, Recording Clerk

**I. CALL TO ORDER:** Chairman Sean Kelly called the Economic Development Commission meeting to order at 7:07 PM.

**II. PUBLIC COMMENTS** (on non-agenda items): None

### **III. ACTIVE BUSINESS:**

1. Report: Tolland County Chamber of Commerce

Ms. Houlihan reported that the Tolland County Chamber of Commerce is a non-profit organization and therefore are in Phase 3 of the re-opening. The Chamber laid their Director off to preserve funds in their operating accounts and are doing electronic business showcases available on their website. Further updates include any golf outings scheduled for this fall, all travel events have been postponed and the Chamber is acting as liaison to help out small businesses that are struggling.

2. Report: Agricultural Initiatives

Ms. Houlihan stated this topic ties into the Plan of Conservation and Development (POCD) goals regarding farm friendly regulations and asked the Commission if this was something they want to work on. Commissioner Hurley suggested urging the Planning & Zoning Commission to work on including breweries and vineyards by drafting a referendum to amend that regulation to allow agricultural zones to include wineries and breweries. Ms. Houlihan will provide the Commission with the specific regulation (Section 7.14) of the Zoning Regulations and suggested the Commission look at what other towns have done and confirm with the statutes. Additionally, Ms. Houlihan will

forward to all commission members the farm regulations for review prior to the next meeting.

Oakridge Dairy accepted the offer from the Department of Agriculture. The proposal includes a ten percent (10%) contribution from Town of Ellington. Ms. Houlihan described in detail the properties and transaction amounts. She is will be in contact with the Finance Director to discuss next steps and hopes to present a proposal to the Board of Selectman in August.

3. Report: Connecticut Economic Development Association Best Practices
  - a. 2019 Plan of Conservation and Development, Chapter 6 Summary, Considerations/Strategies for Economic and Commercial Development

Ms. Houlihan reached out to several surrounding towns and of the towns that responded, she found that they have moved away from having their own plan and are instead using their POCD goals from an economic development standpoint. The Commission had discussed using the POCD as a driving force/guide for economic development and Chairman Kelly agrees with that idea and opened the topic up for the Commission to discuss.

Commissioner Hurley discussed creating a Celebrate Ellington program and working with a beautification committee especially regarding the downtown areas. The old slate sidewalks downtown are being replaced via a grant, which will change the look of downtown making this is an opportune time to work on further beautification. Ms. Houlihan will email the Commission the economic chapter and implementation pages of the POCD for their review prior to the next meeting. She reported that airport helicopter noise complaints have increased in recent months potentially due to COVID-19 influences insofar individuals are working from home and travel safety concerns.

4. Report: Tax Incentive/Abatement Programs

Ms. Houlihan reported that the Department of Energy and Environmental Protection (DEEP) has issued another procurement process regarding solar energy and is looking at areas in Ellington. She asked if the Commission wants to entertain proposals or do they still feel the same as when they rejected the last round of proposals. The Commission is still not in favor of fixed tax incentives. Commission Hurley asked Ms. Houlihan to find out what the Town of East Windsor did regarding this matter and she will inquire.

5. Report: Current Economic Activity
  - a. Temporary Certificate for Outdoor Dining

Ms. Houlihan reported that DiFiore Ravioli Shop is hopefully going to be opening soon and that only three restaurants obtained temporary outdoor dining certificates: Chuck Wagon, Trattoria da Lepri and Subway.

#### **IV. ADMINISTRATIVE BUSINESS:**

1. Approval of the May 13, 2020 regular meeting minutes

**MOVED (TODD) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO APPROVE THE MAY 13, 2020 MEETING MINUTES AS WRITTEN.**

2. Correspondence:

- a. Ellington Labor Force Monthly Reports 2006-May 2020

Ms. Houlihan wanted the Commission to have this information insofar as the potential impact on people's ability to pay their taxes.

- b. Verogy Solar, Notice of Public Outreach Campaign, East Windsor Solar One Project, 341 East Road, East Windsor, CT.

Chairman Kelly indicated there will not be any economic influence on Ellington, rather it will go to Eversource.

- c. Paycheck Protection Program extended to August 8, 2020

Ms. Houlihan reported this information is available on the Economic Development Commission's website.

#### **V. ADJOURNMENT:**

**MOVED (HURLEY) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 7:48 PM.**

Respectfully submitted,

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Christine Post, Recording Clerk