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**Legal Notice  
Public Hearing**

**Tolland Planning & Zoning Commission**

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, August 22, 2022, commencing at 7:00 p.m., to hear and discuss the following:

PZC #22-6, Zoning Regulation Amendment- Request to revise Section 17-4 Farms to allow for special farm events by Zoning Permit if there are fewer than ten events per year and by Special Permit if there are more than ten events per year. Applicant: Town of Tolland.

Copies of these applications are on file and available for review in the Planning & Building Department at 21 Tolland Green, Tolland, CT.

To be advertised twice in the Journal Inquirer: Monday, August 8, 2022 and Thursday, August 18, 2022



P&Z #:

# TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

**Which document are you proposing to amend?**

Zoning Regulations

Wetlands Regulations

Subdivision Regulations

Plan of Conservation & Development

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

Section 17-4 Farms

**Describe the purpose for these proposed changes:**

Allow for Special Farm Events by Zoning Permit if fewer than 10 events per year and by Special Permit if greater than 10 events per year.

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

The request is consistent with the Tolland POCD objectives:  
C.24. Update the Zoning Regulations to be more farm-friendly.  
C.25. Encourage agri-tourism.

**Applicant Information**

**Applicant Name:** Town of Tolland

**Mailing Address:** 21 Tolland Green, Tolland CT 06084

**Phone Number:** 860-871-3601

**Email Address:** dcorcoran@tolland.org

(Over)

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: \_\_\_\_\_

Date: 6/22/2022

Please note:

1. If also proposing to amend the Zoning Map, a separate Map Amendment Form and fee must be submitted.
2. The fee of \$300.00 plus a \$60.00 State fee must be submitted to be considered a complete application.

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**OFFICE USE ONLY**

Fee Amount: \_\_\_\_\_

Approved: \_\_\_\_\_

Form of Payment: \_\_\_\_\_

Approval Date: \_\_\_\_\_

Date Submitted:  
(stamp)

Effective Date: \_\_\_\_\_

## Section 17-4. Farms

The following accessory uses are permitted on a farm (see Article 2 for definition of farm).

### A. Allowed without a Permit

1. Keeping of livestock and other farm animals. See Section 16-9.B for additional requirements.
2. Storage of vehicles and equipment accessory to the on-premise agriculture and farming operations.
3. Barn, shed, silo and similar building accessory to a farming operation, less than 200 square feet and not accessible to the public. The structure shall meet accessory structure setbacks for the zone it is located in.

### B. Requires a Zoning Permit

1. Barn, shed, silo or similar building accessory to a farming operation greater than 200 square feet or accessible to the public. The structure shall meet accessory structure setbacks for the zone it is located in.
2. Road-side farm stand in RDD only. Setbacks are not applicable.
- 2.3. Temporary or seasonal events of limited duration on a farm which are accessory to agricultural uses, such as farm-to-table dinners, educational demonstrations, hay rides, petting zoos, or other similar uses if the event happens fewer than ten times per year and the applicant can demonstrate that there is adequate parking on the property for the event. Setback requirements apply to all parking areas. There shall be no amplified music or amplified sound.

### C. Requires a Special Permit

1. ~~1.~~ Temporary or seasonal events of limited duration on a farm which are accessory to agricultural uses, such as farm-to-table dinners, educational demonstrations, hay rides, petting zoos, or other similar uses if the event happens more than ten times per year and/or there is amplified music. The applicant shall demonstrate that there is adequate parking on the property for the event. Setback requirements apply to all parking areas. Music is allowed from 9 AM until 8 PM from Sunday to Wednesday and from 9 AM until 10 PM from Thursday to Saturday.