

MORRIS PLANNING & ZONING COMMISSION
COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763

Regular Meeting Morris Town Hall and Live on Zoom

May 5th, 2021 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/84955245825?pwd=cjNtNjYvTXdCajFtZldaZ1hNNGRNdz09>

Meeting ID: 849 5524 5825

Passcode: 460595

Received
Asst. Town Clerk
Susan J. Geofane
MAY 04 2021
9:57 AM

Barbara Bongolotti	David Wiig Chairman	
Del Knox	Robert McIntosh	Alternates:
Veronica Florio	William Ayles Jr. (Secretary)	Chris Ciaffaglione
Douglas Barnes	David Geremia Jr.	Geoff Paletsky
	Staff: ZEO Tony Adili	
	Planner Janell Mullen	

Agenda

1. Call to Order
2. Agenda Review
3. New Business
4. Old Business
 - a. 199 West Morris Road (14/800/199): Cottages on property with no record of zoning, building, or wetlands permits.
 - b. Agri-Tourism amendment to the regulations
5. Complaints
 - a. 89 Andersen Rd (10/110/89): Horses
6. Other Business
 - a. Discussion of Housing Plan
 - b. Discussion on Citation Ordinance
 - c. Discussion on Special Exception
7. Communications and Bills
 - a. ZEO Report
8. Public Input on non-agenda items
9. Adjourn

TOWN OF MORRIS

Agricultural Uses

Draft prepared by Janell Mullen on behalf of the Morris P&Z May 2021

Intent & Purpose.

The purpose of agri-tourism is to establish a farm as a destination for educational, recreational, and commercial purposes where agricultural activities take place in order to sustain the farm’s operation. Agri-tourism, as accessory to agricultural uses, helps to preserve farmland including its significant open fields, prime agricultural soils, historic barns, scenic vistas, as well as celebrate Connecticut’s farming heritage, and support the sustainability and future of agriculture in our region. Agri-tourism presents the opportunity to combine aspects of agriculture and tourism. Agri-tourism provides financial, educational, and social benefits to the community while allowing farmers to supplement farming with activities and events.

Definitions.

Agriculture CGS 1-1 (q). Includes cultivation of the soil, dairying, raising or harvesting any agricultural or horticultural commodity, including but not limited to crops, fruits, vegetables, maple sugar, mushrooms, and livestock, including horses, cattle sheep, goats, bees, and poultry as defined under CGS 1-1 (q).

Agri-tourism. Activities that are a part of a farm’s total offerings, but are not agricultural or accessory to agricultural uses, such as outdoor recreational activities, weddings, concerts, charitable and other private non-agricultural events.

Accessory Uses to Agriculture. On-going or seasonally driven uses which are accessory to agriculture, which may include, but are not limited to, pick your own operations, hayrides, horseback riding, carriage rides, sleigh rides, educational farm tours, corn mazes, farmers’ markets, CSA pick-ups, and farm demonstrations & tastings. These accessory uses include the act of visiting a working farm for the purpose of enjoyment, agricultural education instruction, demonstration of production of farm products, or active involvement in the activities of the farm operation.

Event. An attraction that involves off-site visitations.

Approval Process. Agriculture is permitted by right in all residential zones as well as the Commercial District Zone in the Town of Morris. The following table indicates the approval process for uses related to agricultural activity:

Agricultural Uses (farming of land with no visitors)	By Right (No permit required)
Roadside Farm Stand	Zoning Permit
Accessory Uses to Agriculture that attracts off-site visitors	Special Permit (public hearing required)
Agri-tourism Uses	Special Permit (public hearing required)

The Application Requirements for a Special Permit associated with agricultural uses:

- **Site Plan.** The site plan shall indicate all planned use areas, parking, traffic circulation & pedestrian movement patterns. The proposed activity shall take into consideration existing site conditions (such as the location of prime agricultural soils, wetlands, and other areas of environmental concern) parking availability, potential impact on neighboring properties, the Town's infrastructure (including local roads), and public health and safety concerns.
- **Floor Plan.** A floor plan shall accompany a Special Permit application that includes activities that will take place within the interior of any farm buildings. Square footage of the planned use areas shall be notated.
- **Narrative.** A narrative that outlines all operational details associated with the accessory/agri-tourism uses, which may include, but are not limited to the following:
 - a description of the activity including its duration (eg a few months, on-going, specific date(s) range)
 - anticipated number of visitors associated with each proposed activity
 - the hours of operation and/or hours of the proposed event(s)
 - traffic flow patterns of pedestrians vs motorists on the property
 - the measures taken to shield neighboring properties from potentially adverse impacts
 - an analysis of factors that may be associated with this proposed use (traffic, noise, lighting)

Expansion/Modification. Any expansion or modification of the proposed use shall be brought to the attention of the Land-Use Office. The authorized zoning agent may bring the proposed farm operation changes before the Commission to review for compliance.

Multiple Uses. More than one (1) accessory use to agriculture and/or agri-tourism event may be authorized on a property. The proposed agricultural/agri-tourism uses and their potential impacts will be considered cumulatively when determining the Special Permit approval, specific permit conditions, and on-going compliance. The applicant shall include all proposed uses within their application so that the Commission may consider the cumulative uses when considering the Special Permit application.

Expiration.

Specific Provisions for Agricultural Uses.

1. Outdoor events and activities shall be a minimum of one-hundred (100) feet from any adjacent residential property. The location of outdoor events and activities shall take into consideration the current use of surrounding properties as well as the current on-site farm uses. **Non-agricultural uses are not to occupy more than 51% of the total land area.**
2. **Sound:** Sound systems used at outdoor events for music or entertainment shall comply with the State of CT DEEP noise standards with regard to maximum decibel output. No outdoor music shall be played before 10:00 AM or after 11:00 PM.

3. All outdoor lighting shall not shed light beyond the boundaries of the subject property and shall not be illuminated during non-operational hours.
4. Temporary structures. Temporary accessory structures such as tents shall not exceed 1,200 square feet of floor area. Temporary structures must be put up no more than two (2) days in advance of an event and removed no more than two (2) days after.
5. Parking. Parking for off-site visitors shall, to the maximum extent possible, be located in areas on the site where they will be least visible from adjoining residential properties. Setback requirements apply to all parking areas.
6. Refuse. All refuse generated on-site shall be covered, screened from public view, and promptly removed from the site.
7. All on-site water and sanitary systems shall be adequately sized and in suitable condition to serve the proposed use(s), and approved by the local health district, if applicable.
8. All applicable fire and building code requirements associated with the use must be met prior to the issuance of a zoning permit or a Zoning Certificate of Compliance.

All activities shall comply with all local, State, and Federal regulations and statutes. Approval of plans by other regulatory agencies (building official, fire marshal, local area health district, inland wetlands commission) shall be obtained when applicable.

Approval Criteria for Special Permits.

The approval criteria for a Special Permit Application associated with uses accessory to agricultural use and agritourism shall include the following standards:

- The Commission shall provide for the protection of public health, safety, welfare, and property values.
- The proposed use shall be compatible with the Town's Plan of Conservation and Development.
- The proposed use(s) shall be in harmony with the orderly development of the Town and compatibility with other existing uses.
- The nature and the extent of the use shall not hinder or discourage the use of neighboring properties, undermine environmental quality, or result in adverse impacts to the public health, safety and welfare. All applicable standards shall be incorporated into the associated plans.

Conditions of Approval: The Commission may grant the application as presented, deny it, or approve it subject to conditions. Additional conditions or safeguards may be deemed necessary to protect and promote property values, protect the area's environmental resources, improve neighborhood compatibility, and promote best practices for site design. These conditions may include, but are not limited to, one or more of the following:

- Screening or buffering from adjacent/adjoining properties and the public right-of-way
- Limitations regarding the hours of operations
- Requirements for periodic renewal
- Limitations of size, occupants, or the extent of the facilities
- Regulation of the number, type, and location of signage and parking
- Regulation of the number, design, and location of accessways, and other than site plan features

- Requirements for testing and/or monitoring, including but not limited to, testing of ground water or surface water, air quality testing, noise and lighting level testing, periodic water usage reports, and/or reports on traffic, etc
- Any data, plans, or drawings, including architect's or engineer's drawings or other information the Commission finds necessary to consider the application.

Planning & Zoning

From: Tucker Gravel <tgravel80@gmail.com> on behalf of Tucker Gravel
Sent: Monday, May 03, 2021 3:35 PM
To: Planning & Zoning
Subject: 89 Anderson rd Morris ct

Attention Mr. David Wigg, and zoning board. Problem has been solved horses are moved back to there home . Tucker Gravel