

SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission

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**RPC  
Representatives**

**Bethany:**  
Michael Calhoun

**Branford:**  
Charles Andres

**East Haven:**  
Vacant

**Guilford:**  
Vacant

**Hamden:**  
Richard Szczypek

**Madison:**  
Christopher Traugh  
(Chair)

**Meriden:**  
David White

**Milford:**  
Vacant

**New Haven:**  
Kevin DiAdamo  
(Vice Chair)

**North Branford:**  
Douglas Combs

**North Haven:**  
James Giulietti

**Orange:**  
Paul Kaplan

**Wallingford:**  
Vacant

**West Haven:**  
Christopher Suggs

**Woodbridge:**  
Peggy Rubens-Duhl

**AGENDA**

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Thursday, January 9, 2014 **Special RPC Meeting**, 5:15pm @ Cristy's  
Madison: 73 W Wharf Road, Madison, CT 06443

**1. Administration**

1.1. Minutes of the November 14, 2013 RPC Meeting 2

**2. Statutory Referrals – January Action Items**

2.1. Town of Branford: Proposed Zoning Regulation Amendments regarding Farmers' Markets. Submitted by: Private Applicant. Received: December 18, 2013. Public Hearing: TBD. 4

2.2. Town of Clinton: Proposed Zoning Regulation Amendments regarding Farms and Farm Operations. Submitted by: Private Applicant. Received: December 30, 2013. Public Hearing: February 3, 2014. 12

**3. Other Business**

3.1. Election of Officers and Executive Committee



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**DRAFT - Not yet approved by the Commission**

**MEETING MINUTES**

To: Regional Planning Commission  
From: Eugene Livshits, Regional Planner  
Subject: Minutes for Thursday, November 14, 2013 Meeting

**Present:** Christopher Traugh, Kevin DiAdamo (arrived during Referral 2.2), Charles Andres, Richard Szczypek, Douglas Combs, James Giuliatti, Christopher Suggs (until conclusion of Referral 2.4), Eugene Livshits

**1 Administration**

*1.1 Minutes of the September 12, 2013 RPC meeting.*

Motion to accept minutes as presented: Mark Bender. Second: David White. Vote: Unanimous. Abstain: Richard Szczypek.

*1.2 Minutes of the October 10, 2013 RPC meeting.*

Motion to accept minutes as presented: Richard Szczypek. Second: Charles Andres. Vote: Unanimous. Abstain: Mark Bender, Peggy Rubens-Duhl, Michael Calhoun.

**2 Statutory Referrals**

*2.1 Town of Seymour: Proposed Zoning Regulation Amendments regarding Garden Apartments, Town Houses, and Two-Family Dwellings*

By resolution, the RPC has determined that the Proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Charles Andres. Second: Richard Szczypek. Vote: Majority. Oppose: Douglas Combs

*2.2 City of New Haven: Proposed Zoning Map Amendment*

By resolution, the RPC has determined that the Proposed Zoning Map Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Charles Andres. Second: Mark Bender. Vote: Majority. Oppose: Richard Szczypek

SOUTH CENTRAL CONNECTICUT  
Regional Planning Commission

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*2.3 Town of Madison: Proposed Amendments to Section 3.4 and Section 19*

By resolution, the RPC has determined that the Proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Peggy Rubens-Duhl. Second: Christopher Suggs. Vote: Unanimous.

*2.4 City of North Haven: Proposed Zoning Regulation Amendment to Section 5.1.1.32*

By resolution, the RPC has determined that the Proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Peggy Rubens-Duhl. Second: Christopher Suggs. Vote: Unanimous. Abstain: James Giulietti

Motion to add Cheshire Referral to the RPC Agenda: Mark Bender. Second: David White. Vote: Unanimous.

*2.5 Town of Cheshire: Proposed Amendments to Section 45A.1.2 and 45A.4 (Special Adaptive Reuse Development District)*

By resolution, the RPC has determined that the Proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Mark Bender. Second: Richard Szczypek. Vote: Unanimous.

Motion to add Milford Referral to the RPC Agenda: Michael Calhoun. Second: Christopher Traugh. Vote: Unanimous.

*2.6 City of Milford: Proposed Amendments to Article XI (Definitions), Special Event/Temporary Tents, and Section 3.1.3.4 (The Keeping of Domestic Poultry)*

By resolution, the RPC has determined that the Proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: David White. Second: Michael Calhoun. Vote: Unanimous.

Motion to Adjourn: Charles Andres. Second: Mark Bender. Vote: Unanimous.

## Referral 2.1: Town of Branford

### Subject:

Proposed Zoning Regulation Amendments regarding Farmers' Markets

### Staff Recommendation:

The Proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

### Background:

A private applicant in the Town of Branford has proposed to add Farmers' Markets to the list of permitted uses under Section 4.8N (Agricultural Uses). Farmers' Market would be added to Section 2.2 (Defined Terms) and be defined according to the Connecticut Department of Agriculture in CGS 22-6r. Farmers' Markets would be allowed by special permit in the following zones: Business Center, Restricted Business, Local Business, Mixed Use, General Industrial 1, General Industrial 2, and Commerce Park. Farmers' Markets would be limited to one day per week, would not be able to operate for more than six hours, and must take place between 8:00 am and 7:00 pm. Three on-site parking spaces per vendor stall shall be provided (one for vendor and two for shoppers). Waste removal shall be in accordance with all applicable health codes. The complete list of requirements as well as the private applicant's reasons for proposing these amendments can be found in the background section of the agenda packet.

The Town of Branford is adjacent to the following municipalities in the South Central Region: East Haven, Guilford, and North Branford. Three of the zones in which Farmers' Markets would be allowed by special permit are within 500 feet of Guilford and North Branford as follows:

<b>Branford</b>	<b>Guilford</b>	<b>North Branford</b>
General Industrial 1	-	I-2
General Industrial 2	R-8	I-2, I-3
Restricted Business	MU/C1	I-3, B-1

### Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

Ex #1

**GIBSON & DONEGAN, LLC**

ATTORNEYS AT LAW  
420 EAST MAIN STREET, UNIT 7  
P.O. BOX 808  
BRANFORD, CONNECTICUT 06405

TEL. (203) 488-8033

FAX (203) 483-0213

JOHN E. DONEGAN

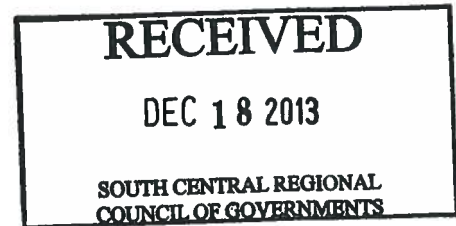
jedonegan@gibsondoneganlaw.com

DAVID A. GIBSON

dagibson@gibsondoneganlaw.com

December 18, 2013

Branford Planning and Zoning Commission  
Branford Town Hall  
1019 Main Street  
Branford, Connecticut 06405



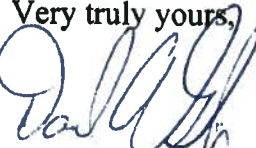
Re: Application/Petition for Amendment to Zoning Regulations

Dear Commission Members:

Pursuant to Section 9.9 of the Branford Planning and Zoning Regulations, please find enclosed the application of Branford West Main, LLC, for a text amendment to the regulations for approval of Farmers' Markets.

Enclosed for filing, please find the following:

1. Application for Amendment to Regulation (15 copies) with proposed changes and memorandum stating reasons for proposed change attached; and
2. Check in the amount of \$340.00 to cover the fee.

Very truly yours,  
  
David A. Gibson

DAG/gi  
Enclosures

cc: Branford West Main, LLC

**RECEIVED**

DEC 18 2013

BRANFORD PLANNING &  
ZONING COMMISSION

# 13-12.10

Ex#2

#13-12.10  
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ZONING COMMISSION

TO: Branford Planning and Zoning Commission

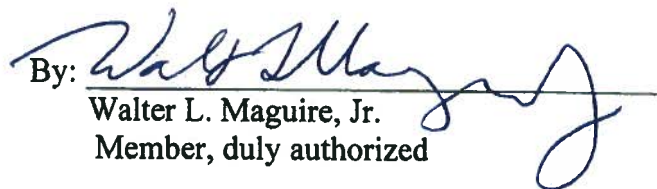
DATE: December 18, 2013

APPLICANT/PETITIONER: Branford West Main, LLC

PETITION FOR TEXT AMENDMENT TO ZONING REGULATIONS

Pursuant to Section 9.9 of the Branford Zoning Regulations, Branford West Main, LLC, an owner of real property in Branford known as 965 West Main Street, Branford, Connecticut, hereby petitions for amendment to the Branford Planning and Zoning Regulations in accordance with Exhibit A attached hereto entitled, "Proposed Regulation Amendment to the Branford Planning and Zoning Regulations" for the purpose of adding "Farmers Markets" as a permitted use under Section 4.8N AGRICULTURAL USES.

Branford West Main, LLC

By:   
Walter L. Maguire, Jr.  
Member, duly authorized

**RECEIVED**

DEC 18 2013

**BRANFORD PLANNING &  
ZONING COMMISSION**

**EXHIBIT A**

**Proposed Text Amendment  
to the Branford Planning and Zoning Regulations**

The undersigned owner of real property located in the Town of Branford, Connecticut, pursuant to Section 9.9 of the Branford Planning and Zoning Regulations, hereby proposes to amend the Branford Planning and Zoning Regulations.

1. By adding to Section 2.2 entitled "Defined Terms," the following:

**2.2 DEFINED TERMS**

**Farmers' Market – A Certified Farmers' Market as defined by the Connecticut Department of Agriculture in CGS 22-6r which is located at a fixed location, open to the public, at which:**

- (a) at least 70 percent of the vendors sell Farm Products or Value-added Farm Products and,
- (b) at least 70 percent of the vendors who regularly participate during the market's hours of operation are Producers, or family members or employees of Producers.
- (c) If a booth sells Farm Products or Value-Added Farm Products that are not produced by the vendor, said booth must explicitly disclose the producer's name and location in writing with lettering that is at least 2 inches tall and visible to the consumer.
- (d) "Producer" means a person or entity that raises or produces Farm Products on land that the person or entity farms and owns, rents, or lease.
- (e) "Value-added Farm Product," means any product processed by a Producer from a Farm Product, such as baked goods, jams, and jellies.

"Farm Products" as used in Section 7.17 of these Regulations means fruits, vegetables, grains, mushrooms, herbs, nuts, shell eggs, honey or other bee products, maple syrup, flowers, nursery stock, livestock food products (including meat, milk, cheese, and other dairy products), and fish.

"Vendor" as used in Section 7.17 of these Regulations refers to any individual within the market exchanging goods for cash or equivalent payment.

"Producer" as used in Section 7.17 of these Regulations means a person or entity that raises or produces Farm Products on land that the person or entity farms and owns, rents, or lease.



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“Value-added Farm Product,” as used in Section 7.17 of these Regulations means any locally produced food item from a Farm Product, such as prepared foods from Producers products, baked goods, jams, and jellies.

2. By adding to Section 7 of the Regulations entitled “Special Exceptions,” the following:

**7.17 FARMERS’ MARKETS**

**7.17.A General Requirements**

The Commission may grant a Special Exception for a Farmers’ Market provided that in addition to all other requirement of these Regulations the following conditions are met:

1. **Hours of Operation.** All Farmers’ Markets shall be limited to one day per week; shall be open for selling to the public no more than four hours; and shall have specific hours of operation totaling no more than 6 hours, to include set up and break down times. No Farmers’ Market vendors may sell before 8:00 am or after 7 pm.
2. **Operating rules.** All Farmers’ Markets shall have an established set of operating rules addressing the governance structure of the Farmers’ Market, hours of operation, maintenance, insurance, security requirements and responsibilities, and appointment of a Market Manager.
3. **Market manager.** All Farmers’ Markets shall have a Market Manager authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation. Current contact information for the Market Manager and at least one other person responsible for the market (for example a board member or assistant Market Manager) must be on file in the Branford Planning and Zoning Department.

**7.17.B Parking**

1. All Farmers’ Markets shall provide for a minimum of one vehicle parking space for each vendor stall.
2. All Farmers’ Markets shall provide for 2 parking spaces for shoppers per each vendor stall.
3. All required parking spaces must be provided on-site. For the purposes of Farmers’ Markets only, required on-site parking spaces of the host property may apply towards meeting the number of required parking spaces required for the Farmers’ Market without rendering the host property deficient in its parking requirement so long as a written document, signed by both the property owner and the Market Manager, establishes that there will be no parking demand associated with the use of the host property for the same parking space(s) during the hours of the Farmers’ Market operation.

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7.17.C Waste

All Farmers' Markets shall provide for composting, recycling, and waste removal in accordance with all applicable health codes. The Farmers' Market Manager shall be responsible for ensuring that the site is restored to a neat condition by no later than the end of the Farmers' Market day.

3. By adding to Section 4.8N, entitled "Agricultural Uses," an entry as follows:

4.8N Agricultural Uses BC BR BL MU IG1 IG2 CP

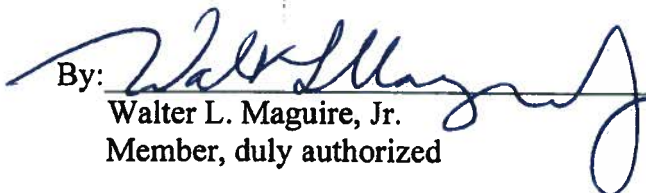
4. Farmers' Markets (see Section 7.17) SE SE SE SE SE SE SE

so that Section 4.8N of the Regulations will read as follows:

P = Zoning Permit	S = Site Plan	SE = Special Exception	N = Not Permitted
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4.8N AGRICULTURAL USES	BC	BR	BL	MU	IG1	IG2	CP
1. Commercial nurseries and greenhouses.	S	S	S	S	S	S	S
2. Farms.	S	S	S	S	S	S	S
3. Farm stands.	S	S	S	S	S	S	S
4. Farmers' Markets (see Section 7.17)	SE	SE	SE	SE	SE	SE	SE

Branford West Main, LLC

By:   
 Walter L. Maguire, Jr.  
 Member, duly authorized

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**BRANFORD PLANNING &  
ZONING COMMISSION**

**EXHIBIT B**

**Reasons for Proposed Change to Regulations**

Applicant/Petitioner: Branford West Main, LLC

The reason and purpose for proposing the regulation concerning a Farmers' Market is because:

1. The Branford Planning and Zoning Regulations as currently drafted provide no basis or method for agricultural vendors to sell farm products or value-added farm products at a fixed location open to the public in an open-air environment;
2. This method of sale not only provides a restricted and controlled method for sale of such products, it also provides a venue for community involvement and participation which is presently unavailable in the Town of Branford and will provide Branford residents and families with wholesome food and other products in a pleasant community environment and would be in keeping with other similar community Farmers Markets in other towns in Connecticut. There are over 120 Farmers Markets active in Connecticut and at least 23 in New Haven County alone.
3. Farmers Markets are efficient providers of a wide variety of locally produced, seasonal foods. These markets represent a quiet revolution, returning consumers' attention to the unprocessed, seasonal diets that sustained Americans before the crisis of diet related, chronic diseases such as diabetes and heart disease.
4. Farmers Markets bring together consumers and producers in a way that fosters conversation and education about healthy food choices and sustainable farm land use.

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5. Farmers Markets also provide an opportunity to showcase local artists, musicians, chefs, restaurants, and not-for-profits. The result is a celebration of community involvement and wholesome food.

6. The proposed regulation is consisted with the Branford Plan of Conservation and Development.

Branford West Main, LLC

By:   
Walter L. Maguire, Jr.  
Member, duly authorized

## **Referral 2.2: Town of Clinton**

### **Subject:**

Proposed Zoning Regulation Amendments regarding Farms and Farm Operations

### **Staff Recommendation:**

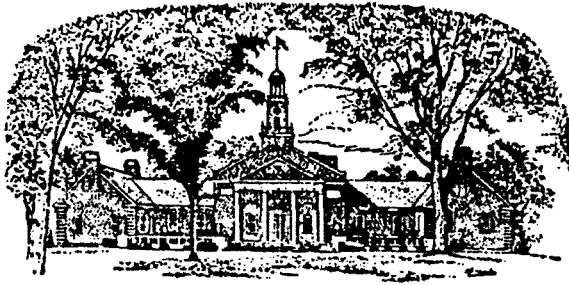
### **Background:**

A private applicant in the Town of Clinton has proposed zoning regulation amendments regarding Farms and Farm Operations. The proposed amendments impact Section 1, Section 3, and Section 24. In Section 1 (Purpose), the following text would be added: “and to promote the economic and operational viability of agricultural businesses, farm operations, farmland protection, and maintaining community character.” A definition of “agriculture” and an expanded definition of “farming” are proposed to be added to Section 3 (Definitions). Farms and Farm Operations, located in the R-80 District that have been, in existence since 1990 would be exempt from the Site Plan and Special Exception Requirements of Sections 8 and 9. References are made to the CT General Statutes Section 19a-341.

The Town of Clinton is adjacent to the following municipality in the South Central Region: Madison. The R-80 District is adjacent to the Rural Residence District (RU-1) in Madison.

### **Communication:**

In researching this proposal, I notified the adjacent municipality in the South Central Region.

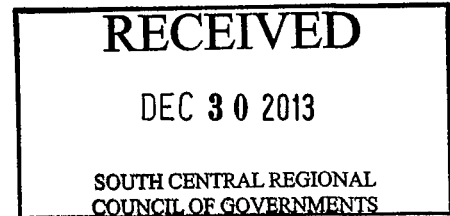


**Town of Clinton**  
Planning and Zoning Commission  
54 East Main Street  
Clinton, Connecticut 06413  
[ZoningWetlands@ClintonCT.Org](mailto:ZoningWetlands@ClintonCT.Org)

December 26, 2013

CERTIFIED MAIL

Eugene Livshits  
SCRCOG  
127 Washington Avenue, 4<sup>th</sup> Floor West  
North Haven, CT 06473-1715



Re: AR 13-234: Petition to Amend Zoning Regulations, Jeffrey M. & Patricia Cashman:  
Section 1: Title and Jurisdiction; Section 3: Definitions; Section 24.1: Residential  
Schedule of Uses regarding Farm Uses.

Please be advised that the above referenced amendment to the Zoning Regulations (please see the enclosed petition) will be heard at a public hearing commencing on Monday, February 3, 2014 at 7:00 p.m. in the Green Room of the Andrews Memorial Town Hall.

Please forward any comments you may have prior to the hearing:

Planning & Zoning Commission  
54 East Main Street  
Clinton, CT 06413

If you have any questions, please contact this office at (860) 669-6133, Monday through Friday or at [zoningwetlands@clintonct.org](mailto:zoningwetlands@clintonct.org).

Sincerely,

Julia N. Pudem  
Land Use Technician



### Petition for Amendment to Regulations Change of Zone Boundary/Zone Classification

- Amend Regulations     Change of Zone Boundary Lines     Change in Zoning Classification
- Zoning     Subdivision
- Wetlands

**Applicant:** This information and attachments are to be submitted as 18 individual packets collated and stapled.

1.	<b>Applicant:</b> <u>Jeffrey M. and Patricia</u>	Telephone #: <u>(6) 860-391-5696</u>
	Mailing Address: <u>66 River Rd. Cashman</u>	FAX #: _____
	E-Mail Address: <u>Clinton, CT 06413</u>	Cell #: <u>(H) 860-369-4282</u>
2.	<b>Agent:</b> <u>George Kinsley</u>	Telephone #: <u>860-669-2042</u>
	Mailing Address: <u>81 Commercial St.</u>	FAX #: _____
	E-Mail Address: <u>Clinton, CT 06413</u>	Cell #: <u>203-584-0894</u>
3.	<b>Person to contact:</b> <u>George Kinsley</u>	Daytime Telephone #: <u>56132</u>

#### Property Information

4. Is the property located in any of the following:
- Water Company Watershed     CAM Zone     Flood Zone, note zone designation \_\_\_\_\_
- Within 500' of Madison     Within 500' of Killingworth     Within 500' of Westbrook

5. The Clinton Planning and Zoning Commission is hereby required to call a public hearing on all Special Exception applications pursuant to the Zoning Regulations. The Commission may hold a public hearing on any Site Plan application pursuant to the Zoning Regulations. In accordance with the Clinton Zoning Regulations, at least 15 days prior to the public hearing and continuously thereafter until the public hearing, the applicant shall post a notice in accordance with the Clinton Zoning Regulations.

Date Received

*The Owner and applicant hereby grant the Clinton Planning and Zoning Commission, or authorized agents, Zoning Enforcement Officer and the Town Engineer, permission to enter upon the property proposed for Special Exception, Site Plan or Signage for the purpose of inspection and enforcement of the Zoning Regulations of the Town Of Clinton.*

6. Signatures (All three are required):

Applicant: <u></u>	Print Name: <u>Patricia Cashman</u>	Date: <u>11/21/13</u>
Agent: <u></u>	Print Name: <u>George Kinsley</u>	Date: <u>11/21/13</u>

PETITION TO AMEND  
ZONING REGULATIONS

Applicant: Jeffrey M. Cushman and Patricia Cashman, 66 River  
Road, Clinton, CT 06413 860-391-5696

Agent: George J. Kinsley, 81 Commerce Street, Clinton, CT  
06413 860-669-0042, gjkinsley@aol.com

**Date: 11/21/2013**

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The applicants hereby petition the Planning and Zoning Commission to adopt the following changes to the zoning regulations.

1. SECTION 1 -Title and Jurisdiction

Section 1.41 Purpose:

Add the following in last line of Section 1.4 after the phrase... to conserve and improve the appearance and character of the town, the following:

“ and to promote the economic and operational viability of agricultural businesses, farm operations, farmland protection, and maintaining community character”; to take into account relevant standards established under State law that regulate farm operations.

2. SECTION 3 Definitions

Section 3.2 “A”:

Insert the following new paragraph following 3.2.4:

3.2.5 Agriculture: The growing of crops; raising of livestock; and the storing, processing and sale of agricultural and



horticultural products and commodities, including those defined in Connecticut General Statutes Section 1-1q, as incidental to agricultural operations, commonly known as the Right To Farm Law.

Re-number 3.2.5, 3.2.6 and 3.2.7 to 3.2.6, 3.2.7, and 3.2.8

Section 3.5 “F”

Add the following sub-paragraphs to 3.7.5

3.75 Farm Operation:

- (A) The land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of agricultural and horticultural commodities, crops, livestock and livestock products as a commercial enterprise, including field crops, maple sap, Christmas trees derived from a managed Christmas tree operation whether dug for transplanting or cut from the stump.
- (B) The on-farm processing, mixing, handling or marketing of organic matter that is produced by such farm operation, and the on-farm processing, mixing or handling of off-farm generated organic matter that is transported to such farm operation and is necessary to convert into compost, mulch or other biomass products that can be used as soil enhancers or supplements.
- (C) Organic mulches are leaves, grass clippings, peat moss, wood chips, and woodchip mulch; bark chips, straw mulch/field hay/salt hay.

- (D) Keeping and maintaining of livestock within the front and side yard areas adjacent to a residence on adjoining property is prohibited.

3. SECTION 24 –Schedule 24, Schedule of Uses by District

Section 24.1 Permitted Use

Add the following sub-paragraph to Section 24.1.44 and (P) in the R-80 Column.

24.1.44 (c) Farms and Farm Operations as defined in Section 3.75 (B), located in the R-80 District, in existence since 1990, are exempt from the Site Plan and Special Exception requirements of Sections 8 and 9; such operations are subject to the Connecticut Department of Agriculture’s authority to determine generally accepted agricultural practices as defined in Ct General Statutes Section 19a-341, the Right to Farm Law; and are subject to approval by the Department of Energy and Environmental Protection and the Connecticut Department of Health.

Generally accepted agricultural practices are defined by the Department of Agriculture as methods of managing a farm operation that do not violate federal, state, or local laws; damage public health or safety, and welfare; and that are customary in the agricultural industry.

To: Planning & Zoning  
From: Jeffrey & Patricia Cashman  
Re: Petition to Amend Regulations

**REASONS FOR PROPOSED AMENDMENTS**

Re: Cashman Family Petition  
Date: 11/21/2013

The current regulations unreasonably impact the farm and farming operations that the Cashman family has a right to conduct as stated in the General Statutes, Section 19a-341.

Standards and management practices for agriculture frequently change as new practices are developed and advances in science are made.

Under state law, the Commissioner of Agriculture has been specifically granted the authority to determine "generally accepted agricultural practices".

Other state laws regulate agricultural management practices, such as livestock farms, are subject to the state's water pollution control statutes, as well as the Connecticut Public Health Code.

To limit potential disparities in the interpretation and enforcement of regulations, and to reaffirm the statute describing what constitutes farming and agriculture, the Right to Farm statute, 19a-341.

19a-341 states that, notwithstanding any municipal ordinance to the contrary, "no agriculture operation shall be deemed to constitute a nuisance", provided the operation is following generally accepted agricultural practices.

To help foster commercially viable farm/agricultural businesses.

Section 7-131v requires towns to use the state's definition of agriculture when considering the impact of zoning regulations upon agriculture, and does not distinguish between "commercial" and "non-commercial farms", both are permitted.

Public interest in local farms and foods has greatly increased recently with the establishment of church sponsored "Farm Gardens".

Current regulations are not supportive of a need and desire to create a supportive environment for farming.

Consumer interest in "locally produced" meat, eggs, poultry, fiber, cheese and other animal products has created a new interest in livestock and poultry production both for retail and at-home consumption.

Clinton Regs. prohibit Farmer's Market and permit Farm Tourism in Sections 21.1.45 and 21.1.46. As with small businesses generally, a supportive town policy is shown by its zoning regulations and Plan of Development.

Other regulations, and the lack of, impact farm businesses in a variety of ways such as limits on signs and retail sales, processing of farm commodities, management of farm operations.

The proposed amendments address issues that are specific to farming operations and the need to accommodate growth and technological changes in farm businesses and new methods of doing business as recommended by the Department of Agriculture and DEEP.

In many cases farmers raising livestock need to sell their products such as raw milk, eggs, compost, mulch, young animals, poultry, and more, directly to consumers to ensure the viability of their business.

Special Exception and Site Plan regulations are unreasonably restrictive as applied to farm operations due to cost of filing, surveys, and other supportive documents, time delays, need for approval due to seasonal weather conditions.