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April 2, 2018

Via email davidcolbert7@gmail.com

David Colbert, Chairman Planning & Zoning Commission
Town of Cornwall
26 Pine Street
P.O. Box 97
Cornwall, CT 06753

Re: Proposed Farming Regulation Section

Dear Chairman Colbert:

I have reviewed the proposal for Farming Regulation Section dated 3/21/18 and the following are my comments. Should you or other members of the Commission have any questions concerning these comments, please feel free to contact me.

1. Statement of Purpose: In the third line, the statutory reference should be 19a-341.

3. Definitions:

- Farms, Farming and Agriculture: The proposal does require any farm to have any minimum acreage. In other communities in Litchfield County there are often regulations that say that a farm must contain a minimum of either three or five acres. Such a limitation is of course a policy decision for your Commission to make.

The first portion of this Definition generally tracks the language of Connecticut General Statutes § 1-1q (excepting references raising mollusk and shellfish or fish). One part that you might wish to change is "the hatching of chicks." The statute refers to the "hatching of poultry." You may wish to track the language of the statute and use the word poultry in lieu of chicks.

The last portion of the Definition starting with other allowed accessory uses, as an incident to ordering farm operations and then lists a series of other allowed accessory uses on a farm. C.G.S. § 1-1q provides that nothing in that definition shall restrict the power of your Commission as the local Zoning Authority under Chapter 124. Therefore, the addition of these accessory uses is allowed. Certain of the phrases



used in this accessory definition section appear to be rather broad such as "outdoor recreation...or other similar uses relating to enjoying nature and outdoor recreation" and also "farm vacations." However, as an application will be made to the Commission for the accessory use, the Commission will then have discretion to interpret those definitions as it processes the application.

- Roadside Farm Stand: As a policy matter, the Commission may wish to consider a limit of a farm stand to a certain size. Consideration may also be given to the hours of operation and whether lighting may or may not be allowed.
- Farm Store: Again, a policy decision may wish to be made to include a limit to the size, hours of operation and lighting of the farm store.

4. Accessory Uses And Application Requirements:

- Paragraph b should read Applications with "more than 10 parking spaces" shall require a Site Plan meeting the requirements of Section 6.6.

5. Farmers' Market: Consider adding after "located" the word "only."

6. Signs: Note that the total of signage for a farm were all signs erected would be 48 square feet.

I trust that this review of the proposed regulations was helpful to the Commission. Should you or other members of the Commission have any questions concerning this response, please feel free to contact me.

Please forward to me a final version of the regulations that you propose to adopt after a public hearing on the same.

I look forward to hearing from you.

Very truly yours,

A handwritten signature in blue ink that reads "Perley H. Grimes, Jr.".

Perley H. Grimes, Jr.
PHG:mcl

cc: Gordon Ridgway, First Selectman