

MINUTES (DRAFT)

Members Present: S. Stearns (Chair), C. Kueffner, T. Wollen, N. Rawn; M. Tindall (alt.); L. Travato

Members Absent: E. Hall, D. Dorfer,

Staff Present: J. Kaufman, Senior Planner/Inland Wetlands Agent

CALL TO ORDER AND ROLL CALL

Chair Stearns called the meeting to order at 7:14 PM

OPPORTUNITY FOR PUBLIC COMMENT

No public comment

MINUTES

Minutes for Special Meeting August 19th reviewed. T. Wollen moved they be accepted, N. Rawn seconded. The motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS

- A. AG Committee to review application of J. Prete for site development associated with the installation six Smart Farm greenhouses, parking, on-site septic system and other associated building amenities on property located at 438 Browns Road, Assessor's Parcel ID 27.55.13 and make recommendations to Planning and Zoning.**

The floor was opened to questions:

Terry Wollen: What type of trucks will be used and how many per day?

John Prete: Smallest possible box trucks, approximately six trucks per day.

Terry Wollen made a motion:

"The Agriculture Committee has reviewed the application of J. Prete for site development associated with the installation six Smart Farm greenhouses, parking, on-site septic system and other associated building amenities on property located at 438 Browns Road, Assessor's Parcel ID 27.55.13, and has participated in the site visit. We recognize that this farming endeavor will be very good for our community and for our markets and recommend that the Planning and Zoning Committee approve this application."

This motion was seconded by M. Tindall.

Discussion:

C. Kueffner commented that his approval was based on the fact that the entire farm would be maintained (hay fields, blueberry fields, etc.) and improved upon. And he hope that the AG committee will get regular updates on the status of the farm.

L. Trovato, a plant science teacher at E.O. Smith High School expressed interest in E.O. Smith students having access to learning about the SmartFarm and its operation.

Vote: The motion passed unanimously.

B. Proposed Amendments Zoning Regulations Regarding Food Stands and Mobile Retail Food Establishments:

J. Kaufman explained the proposed amendments and a brief history of why they have been deemed necessary.

Questions were posed by the committee about hygiene requirements and what the term "local" meant. The following motion was made by C. Kueffner:

"We have reviewed the proposed amendments (as follows)

•Authorize seasonal farm stands as a permitted use in Planned Business (PB-1, PB-2, PB-3, PB-4, PB-5), Business (B), Neighborhood Business districts (NB-1, NB-2), Institutional District (I), Pleasant Valley Residence Agriculture (PVRA), Pleasant Valley Commercial Agriculture (PVCA), and the Storrs Center Special Design District (SC-SDD)

and recommend permitting seasonal farm stands to sell agricultural products provided that the majority of the products meet the following definition of local. **Local: Grown or raised in Mansfield or the neighboring communities.** And, that the farm stand meet basic sanitation requirements and aesthetic norms of the community in which it resides.

The motion was seconded by T. Wollen.

Discussion:

C. Kueffner would be interested in surveying farm stands next year to see how these zoning permits may or may not have affected their business.

Vote- The motion passed unanimously.

Reports from Members:

N. Rawn: Reported that Willington will have an Open Farm Day this year on June 27th. She will attend this event and report back to the committee in anticipation of a Mansfield Open Farm Day in 2022.

T. Wollen: Attended Pollinator Pathway multi-town meeting and will share minutes with committee via email.

Future Meeting: May 11th

ADJOURNMENT

C. Kueffner moved to adjourn. T. Wollen seconded. The meeting was adjourned at 8:08 PM.

Respectfully Submitted:

N. Rawn
Acting Secretary