

TOWN OF OXFORD
PLANNING & ZONING COMMISSION

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TOWN OF OXFORD
FARM EVENTS AD-HOC COMMITTEE
PUBLIC WORKSHOP/FORUM

Monday, November 21, 2022
7:00 PM
Main Meeting Room
S.B. Church Memorial Town Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP/PUBLIC FORUM ON THE FOLLOWING:

The Farm Events Ad-Hoc Committee is holding this workshop/forum to receive written correspondence, input and public comments regarding the proposed draft Farm Events Regulations.

ADJOURNMENT

BY: Jessica Pennell, Coordinator
Planning & Zoning Commission

22 NOV 18 PM 1:21
TOWN OF OXFORD, CT
Jessica Pennell
TOWN CLERK

.2.23 B FARM EVENTS - Accessory Farm Activities, Agritourism/Agri activities, Farm Events shall be defined as catered events such as wedding and family events, holiday themed events, fairs related to farming activity and equestrian competitions, training and boarding

10.12.5 FARM EVENTS - Accessory Farm Activities, Agritourism/Agri activities, Farm Events

The Commission may issue a special exception for Accessory Farm Activities, Agritourism/Agri activities, Farm Events as defined in section 5.3.8 only if the following criteria are satisfied.

10.12.6 Accessory Farm Activities, Agritourism/Agri activities, Farm Events

Bulk standards and Ownership:

- a.) Parcel size: 30 acres of contiguous land under a single ownership.
- b.) Parcel must be owned by the same owner for three consecutive years.
- c.) The owner must reside on the farm.
- d.) Farming is a variable source of income, and any event income is a secondary source of income.
- e.) Minimum frontage on a town or state road: **100 feet**
- f.) Setbacks to designated event area:
 - 1.) 250 feet from the roadway
 - 2.) 250 feet from the property line of any residential use,
 - 3.) Existing farm buildings or farming/equestrian activity are allowed within the setback.
- g. Off street Parking
 - 1.) No parking on street or roadway or highway.
 - 2.) Designated parking shall be provided for employees/ caterers/ invited guests
 - 3.) In addition, 1.5 parking spaces per a guest shall be provided.
 - 4.) No parking is allowed within the setbacks.
 - 5.) **If the number of invited guests exceeds, a police officer is required to be hired and paid for the applicant/owner and if the police department determines that more than**

one officer is necessary then the applicant/owner shall be responsible we're paying for any additional officers.

h. Events numbers, duration and prohibited activities

1.) No mechanical amusement rides or fireworks.

2.) No music concerts.

3.) Lighting shall be restricted to the event area with full cut off lights and no trespass of light onto abutting properties

i.) Adequate restrooms facilities including portlets shall be provided as ordered by the Health District must adhere to the setback requirements in f 2.).

j.) Events cannot occur in successive weekends.

k.) If it is determined that a violation of the special exception permit occurs the permit to conduct events on the property maybe revoked by the Commission after hearing which notice, we provided to the owner of the property by certified mail and or Marshall service.

k.) Access, Exit and Emergency.

1.) There shall be a separate entrance and exit for all vehicles

2.) Emergency access. A separate accessway shall be provided for all emergency vehicles large enough to accommodate any fire apparatus and/or mergency equipment.

1.) One sign of up to 10 square feet shall be permitted.

m.)

1.) FARM EVENTS - Accessory Farm Activities, Agritourism/Agri activities, Farm Events shall be defined as catered events such as wedding and family events; holiday themed events, fairs related to farming activity and equestrian competitions, training and boarding are not subject to the additional regulations.

2.) Catered events shall be limited to 12 per year with the maximum number of 300 attendees provided there is sufficient parking and adequate buffers as determined by the Commission.

3.) Catered Events can occur from May 1 to October 31.

4.) Large scale events or any events in which the use of amplified music planned or anticipated, require a Special exception. In order to satisfy the conditions, Special Exception respect to noise, the Commission may limit the number of events per year or prohibit the use of amplitude music outdoors. The Commission may impose additional restrictions on the noise levels and the use if it determines that the noise levels could cause a nuisance to the nearby properties.

- 5.) Parking for all permitted Farm accessory uses shall, to the maximum extent possible, be locate an area on the site where they will be the least visible from access roads and adjoining properties but must allow for adequate sight lines for drivers traveling on the adjacent road and entering and exiting such spaces for such road. Set back requirements apply to all parking areas. Due consideration shall be given to the posted speed limit and other pertinent factors. The Commission may require additional buffering to meet the intent of the parking and landscaping regulations.
- 6.) Location and noise.
 - a.) The location of outdoor events and activities associated with agritourism and or Agri activities on the farm shall take into consideration the current use of surrounding properties.
 - b.) The Commission may require specific separating distance and or separating buffer strip that screens any such activity from adjacent properties in addition to the minimum requirements set out herein.
 - c.) If the proposed activity regularly employs the use of an amplified sound system, there shall be a sound absorption plan in place that confirms compliance with the State of Connecticut DEEP noise standards (22 a 69-1 through 22A69-7-4) as amended. Commission may impose additional restrictions on the use of it determines, after hearing for which the owner of the farm given written notice. If the noise levels are causing a nuisance to nearby properties.
- 7.) Hours of Operation Accessory Farm Activities, Agritourism/Agri activities. The Commission shall establish hours of operation for all activities taking place on the Farm premises that relate to Accessory Farm Activities, Agritourism/Agri activities.

10.11.3 Application requirements:

- A.) The application shall comply with all requirements in Article 10, Section 10.1 and Section 10.12.5
- B.) Renderings of any proposed new construction or renovation of any existing structures require an elevation plan and architectural rendering.
- C.) Site plans filed in accordance with article 11, section 11.2.2., Provided That, the Commission can waive any requirement related to existing site structures or infrastructure. the Commission deems unnecessary for a determination of the application.
- D.) The site plan shall designate the location of the event area.
- E.) Such other information as the Commission deems relevant to the proposed application.