

**Agenda**  
**Tolland Agriculture Commission**  
**Monday, February 6, 2023 at 7:00 p.m.**  
**Conference Room B, 2<sup>nd</sup> Level, 21 Tolland Green, Tolland, Connecticut**

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1. Call to Order
2. Seat Alternate(s)
3. Public Participation
4. Additions to Agenda
5. Old Business
  - 5.1. Campbell Farm
  - 5.2. Agri-Tourism/Social Media Planning
  - 5.3. Farmers Market
6. New Business
7. Other Business – Staff or Commission Members
  - 7.1. Correspondence regarding small stock.
8. Approve Minutes – November 7, 2022 Regular Meeting
9. List of topics for the next meeting
10. Adjournment

## Cassandra Santoro

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**From:** David Corcoran  
**Sent:** Tuesday, January 3, 2023 11:17 AM  
**To:** Cassandra Santoro  
**Subject:** FW: [EXTERNAL]Fwd: [EXTERNAL]Re: [EXTERNAL]agriculture.

Correspondence for PZC and Ag's next packets

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**From:** Brian Foley <bfoley@Tollandct.gov>  
**Sent:** Tuesday, January 3, 2023 11:16  
**To:** JOHN SMITH <smithj1453192@gmail.com>  
**Cc:** David Corcoran <dcorcoran@Tollandct.gov>  
**Subject:** RE: [EXTERNAL]Fwd: [EXTERNAL]Re: [EXTERNAL]agriculture.

Good morning Mr. Smith:

Our Tolland Planning and Zoning Commission, in conjunction with our Agriculture Commission, have already substantially loosened Tolland's small stock regulations in 2021. As this may not be to your expectations, we will forward your correspondence to PZC and Ag for their further consideration.

Thank you sir for reaching out.

*Brian J. Foley  
Town Manager  
Town of Tolland*

**From:** JOHN SMITH <[smithj1453192@gmail.com](mailto:smithj1453192@gmail.com)>  
**Sent:** Tuesday, January 3, 2023 11:02 AM  
**To:** David Corcoran <[dcorcoran@Tollandct.gov](mailto:dcorcoran@Tollandct.gov)>; Brian Foley <[bfoley@Tollandct.gov](mailto:bfoley@Tollandct.gov)>  
**Subject:** [EXTERNAL]Fwd: [EXTERNAL]Re: [EXTERNAL]agriculture.

Good morning. Inquiring as to if there is to be any discussion regarding the overly restrictive regulations for keeping small livestock in town. As of now a resident in town can have as many barking dogs on their property regardless of lot size, but a resident can not keep a few sheep or goats unless they meet these restrictions.

----- Forwarded message -----

**From:** JOHN SMITH <[smithj1453192@gmail.com](mailto:smithj1453192@gmail.com)>  
**Date:** Fri, Dec 2, 2022 at 12:05 PM  
**Subject:** Fwd: [EXTERNAL]Re: [EXTERNAL]agriculture.  
**To:** Brian Foley <[bfoley@tollandct.gov](mailto:bfoley@tollandct.gov)>

Good afternoon. Curious as to why placing more open ability on the average resident in town to have or keep animals has not even been considered. Residents must deal with neighbors who can have an unlimited number of dogs barking at all hours day or night, but can not keep sheep or goats on small plots. Eliminating the ability for small plot farming. Please advise. Thank You

----- Forwarded message -----

**From:** JOHN SMITH <[smithj1453192@gmail.com](mailto:smithj1453192@gmail.com)>

Date: Thu, Oct 27, 2022 at 3:32 PM  
Subject: Fwd: [EXTERNAL]Re: [EXTERNAL]agriculture.  
To: <[INFO@bobforgovernor.com](mailto:INFO@bobforgovernor.com)>

----- Forwarded message -----

From: **JOHN SMITH** <[smithj1453192@gmail.com](mailto:smithj1453192@gmail.com)>  
Date: Thu, Oct 27, 2022 at 3:32 PM  
Subject: Fwd: [EXTERNAL]Re: [EXTERNAL]agriculture.  
To: <[INFO@bobforgovernor.com](mailto:INFO@bobforgovernor.com)>

WHY DOES CONNECTICUT MAKE IT IMPOSSIBLE FOR SMALL PLOT FARMING TO TAKE PLACE DUE TO THESE RESTRICTIVE ZONING REGULATIONS THAT CONTRADICT THE AGRICULTURE RECOMMENDED GUIDELINES.

----- Forwarded message -----

From: **JOHN SMITH** <[smithj1453192@gmail.com](mailto:smithj1453192@gmail.com)>  
Date: Tue, Oct 25, 2022 at 4:29 PM  
Subject: Re: [EXTERNAL]Re: [EXTERNAL]agriculture.  
To: David Corcoran <[dcorcoran@tollandct.gov](mailto:dcorcoran@tollandct.gov)>  
Cc: Brian Foley <[bfoley@tollandct.gov](mailto:bfoley@tollandct.gov)>

Thank you.

On Tue, Oct 25, 2022 at 12:04 PM David Corcoran <[dcorcoran@tollandct.gov](mailto:dcorcoran@tollandct.gov)> wrote:

Thanks for your thoughts on this. I will pass this along to the Agriculture Commission for their consideration.

David

**From:** JOHN SMITH <[smithj1453192@gmail.com](mailto:smithj1453192@gmail.com)>  
**Sent:** Tuesday, October 25, 2022 11:44  
**To:** David Corcoran <[dcorcoran@Tollandct.gov](mailto:dcorcoran@Tollandct.gov)>; Brian Foley <[bfoley@Tollandct.gov](mailto:bfoley@Tollandct.gov)>  
**Subject:** [EXTERNAL]Re: [EXTERNAL]agriculture.

Good morning. Based on the reading of the livestock recommended guidelines. Placing a restriction regarding a minimum parcel size or setbacks from property lines seems to go against the nature of the livestock guidelines. This also prevents anyone with a small lot, ( which would include new homes if the minimum lot size is in fact reduced) from being able to keep small livestock. Tolland used to allow a homeowner to keep small stock without such regulations. It seems based on the reading of the recommendations that allowing residents to keep stock on parcels over 1/4 acre would be a fair adjustment to bring Tolland closer to the actual recommendations. Providing that accepted agricultural practices are followed.

Neither the state's definition of agriculture (CGS § 1-1(q)) nor Public Act 490, the state's land use value assessment law (CGS § 12-107b (1)), set minimum acreage requirements for farming, including the raising of livestock. Unfortunately, municipalities have often relied solely on animal density formulas (setting minimum acreage requirements or establishing an allowable number of animals per acre), regardless of the suitability of the site for livestock.

Municipalities should allow intensive use of small residential parcels for some types of food production, including raising livestock and poultry. Generally accepted agricultural practices should always be applied regardless of the scale of the operation. Farms, as defined in municipal zoning regulations, should be exempt from regulations pertaining to the keeping of livestock and poultry on small residential parcels. There are numerous examples of regulations for the keeping of livestock and poultry on small plots. The following sample ordinances are useful to consider as models for zoning that would allow the raising of food-producing animals – including hens, rabbits, bees, ducks, goats and sheep – on small plots.

On Tue, Oct 25, 2022 at 11:30 AM David Corcoran <[dcorcoran@tollandct.gov](mailto:dcorcoran@tollandct.gov)> wrote:

Good Morning,

Thank you for your email. I will pass it along to the Tolland Agriculture Commission for their consideration. The Agriculture Commission has been working to recommend changes to the Zoning Regulations to loosen agricultural restrictions and support small plot farming.

In the last year, the Planning and Zoning Commission (on the recommendation of the Ag Commission) has modified our small livestock regulations to allow folks on lots between 1.25 and 2 acres to have up to four units of small stock (e.g. goats, sheep, alpacas, and similar sized animals) on their property by right, with the option to have more with Special Permit approval. We have also recently revised our chicken regulations to allow residents to have between 12 and 24 hens on properties of less than two acres depending on lot size.

Please let me know if you'd like to discuss further or if there is something specific that you would like to do – we are always interested in trying to find a path forward to help residents best use their land.

Thanks,

David Corcoran, AICP

Director of Planning and Development

Town of Tolland

21 Tolland Green

Tolland, CT 06084

(860) 871-3601

Please note that my e-mail address has changed to: [dcorcoran@tollandct.gov](mailto:dcorcoran@tollandct.gov)

**From:** JOHN SMITH <[smithj1453192@gmail.com](mailto:smithj1453192@gmail.com)>

**Sent:** Tuesday, October 25, 2022 11:21

**To:** David Corcoran <[dcorcoran@Tollandct.gov](mailto:dcorcoran@Tollandct.gov)>

**Cc:** Lisa Hancock <[lhancock@Tollandct.gov](mailto:lhancock@Tollandct.gov)>

**Subject:** [EXTERNAL]agriculture.

Good morning. Tolland used to be a town full of agricultural opportunities. Due to the overly restrictive regulations, small plot farming which abides by generally accepted agricultural guidelines are not permissible in town. We as a town allow for adult clubs, multiple package stores, and are now looking to reduce the minimal lot size especially for multi dwelling homes, while still preventing a landowner the right to farm. What can be done to change this. Something should be done to allow the average Tolland resident to keep small livestock without these restrictive regulations that make this impossible. Thank You

# Tolland Agriculture Commission

Tolland, Connecticut

Monday, November 7, 2022 at 7:00pm

Conference Room B, 2<sup>nd</sup> Level, 21 Tolland Green, Tolland, Connecticut

Members Present – Stephen Lundgren, Archie Tanner, Kevin Molloy

Others Present – David Corcoran

1. S lundgren called to order at 1900
2. No need to seat an alternate
3. Public participation – Ray M. in to ask about progress on Campbell Farm, grant application, volunteers, etc.
4. None
5. None
6. New Business
  - 6.1 Tolland Fresh- Jeanne Pitney – asking for feedback on loosening regulations on what's allowed. We decided to stay with current...
  - 6.2 Campbell Farm – short-term giving water tank to hold water. Lease renewal for next meeting. Farm viability grant – may not be feasible - 5y lease, 5yr right to renew requirement? David will follow up.
  - 6.3 Agri-Tourism – table to next meeting
  - 6.4 Farmers market – note that with town manager permission driving is allowed on the green
  - 6.5 Social Media planning – promoting local farms, plan to reach out to interview, pictures, etc.
  - 6.6 Approval of 2023 meeting schedule – A Tanner made motion, K Molloy 2<sup>nd</sup>, Motion approved.
7. Other business – Lemek growing, zoning reg changes cider tasting. 4 town new logo, maybe new committee.
8. K Molloy made a motion to approve the minutes from Oct 2022 meeting, A Tanner second, Motion was approved.
9. List of topics for next meeting
  - 9.1 Campbell farm
  - 9.2 Agri-tourism/social media planning
  - 9.3 Farmers market
10. Adjournment – A Tanner made a motion to adjourn, K Molloy second, Motion was approved. Meeting ended at 1945.

Respectfully Submitted,

Stephen Lundgren