

Section 15-3. Livestock and Small Stock.

The private keeping of livestock and small stock, for domestic purposes only, shall meet the following criteria:

- A. The minimum acreage for the keeping of livestock other than small stock shall be two acres.
- B. Small stock may be kept on property containing 1.25 acres or more, subject to special permit approval. In its review, the Commission shall consider the proposed number of small stock, site layout and neighborhood character in determining that all provisions of this section shall be observed.
- C. **Hens may be kept on property of at least 0.5 acres provided:**
 - 1. **No more than six (hens) are kept.**
 - 2. **No roosters are permitted.**
 - 3. **The use shall be confined to a fenced enclosure, in which there may be a coop, no more than 400 square feet in area located in a rear yard only. Free range hens shall not permitted.**
 - 4. **The fenced enclosure shall be at least 75 feet from the property line at the street and 30' from the side and rear property lines.**
 - 5. **A Zoning Permit showing compliance with these regulations is required.**
- D. All livestock shall be kept in such a manner that there shall not be undue detrimental impact through noise, smell, vermin or runoff to neighboring properties or watercourses. In addition, manure and clearings shall be confined to an area visually screened from adjacent properties.
- E. An appropriate building conforming to safe building standards shall be provided for the keeping of any livestock.
- F. All areas, including holding pens, paddocks, dry lots and exercise yards unable to maintain a dense vegetative cover such as pasturage, in addition to all structures for the keeping and housing of livestock, and manure storage areas shall be located a minimum distance of seventy-five (75') feet from any front, side or rear property line. All livestock shall be suitably contained on the premises.

From: Joshua Freeman [jf103287@gmail.com]

Sent: Wednesday, August 24, 2011 10:15 PM

To: Linda Farmer

Cc: Heather (home)

Subject: Desire to raise chickens on our 0.99 acre property in Tolland.

Linda,

I appreciated having the discussion with you regarding my family's desire to raise chickens on our property at 338 Shenipsit Lake Rd. As you confirmed, our property does not currently meet the requirements to be able to raise chickens because it is less than 2 acres in size (and not even 1.25 acres which could receive a special permit). Our property is 0.99 acres.

My wife, Heather, and I are interested in asking the Planning & Zoning Commission to consider adjusting the zoning regulations to allow smaller properties the right to raise hens which are classified as small stock in the zoning regulations. The current regulations stipulate 1.25 acres for small stock, per *ZONING REGULATIONS Chapter 170 CODE of the TOWN OF TOLLAND STATE OF CONNECTICUT* (revised July 1, 2011) document, page 118:

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If I could suggest a change to the highlighted regulation it would be to drop the minimum property size restriction for small stock.

As you may be aware, raising chickens in an "urban" environment is becoming more commonplace as people look for ways to live more sustainable lifestyles. Various websites exist (<http://urbanchickens.org/> & <http://www.backyardchickens.com/> are two examples) providing resources on all aspects of raising chickens in an urban environment (ie a small space) and even include resources related to zoning regulations that are in

place in various communities. I highlight New Haven, which in 2009 changed their regulations to allow citizens the ability to raise up to 6 hens (no roosters) on property assuming the coop and pen was a certain distance from property lines - The regulation was not based on property size, but in fact the distance of the coop/pen from the property lines. Read more about the New Haven regulation at http://www.newhavenindependent.org/archives/2009/09/henkeeping_lega.php if desired.

My family's interest is to live a sustainable lifestyle and to have more control of where our food is sourced. We have already made sustainability investments on our property including solar photovoltaics and solar hot water - Being able to raise chickens for their eggs would allow us to control more of our food source and live a more sustainable lifestyle.

Respectfully,
Joshua and Heather Freeman
338 Shenipsit Lake Road
Tolland, CT 06084

Joshua: [860-882-2503](tel:860-882-2503)
Heather: [860-882-2502](tel:860-882-2502)

DRAFT
September 8, 2011

ARTICLE
Technology & Office Zone (TOZ)

Section ? Purpose.

The purpose of the Technology & Office Zone is to provide for technology and office uses which will serve as a transition to residential areas **and to provide retail goods and services in a size, number and location that are designed to serve and be accessory to office and technology uses.**

Section 170-45. Permitted Site Plan Uses.

The following principal uses shall be permitted, subject to site plan approval in accordance with Article XIX.

A. Stores or shops for the conduct of retail or personal service businesses, excluding drive-through service **in businesses or structures with these uses** existing at the time of the adoption of these regulations. ~~New such operations are not permitted in this zone.~~

B. Offices for professional, **research and development** use with a gross floor area (GFA) of twenty thousand (20,000) square feet or less. ~~(Does the commission want this to be by Special Permit? Current regs are Site Plan only)~~

C. Single-family dwellings existing at the time of the adoption of these regulations. New such dwellings are not permitted in this zone.

Section ? Special Permit Uses.

The following principal uses shall be permitted , subject to special permit and site plan approvals in accordance with Article XIX:

A. **Offices for professional research and office use with a gross floor area (GFA) greater than twenty thousand (20,000) square feet.**

B. **Restaurants, coffee shops and other food services and retail goods designed and located to service the office and technology uses subject to the following conditions:**

- **Direct access from Route 195 is not permitted (should commission be able to waive?)**
- **Maximum gross floor area (GFA) is 2,500 square feet**
- **Location should maximize availability to existing and proposes office and technology uses.**
- **Pathways for non-motorized transportation shall be provided to facilitate accessibility.**

C. **Day Care Centers**

D. Master Development Plan

D.. Motor vehicle and motor vehicle trailer sales and rental existing at the time of the adoption of these regulations. **New such operations are not permitted in this zone.**

E. Motor vehicle repair, subject to the requirements of Section 170-80 and a certificate of approval from the Commission existing at the time of the adoption of these regulations. **New such operations are not permitted in this zone.**

F. Gasoline service stations, subject to the requirements of Section 170-80 and a certificate of approval from the Commission existing at the time of the adoption of these regulations. **New such operations are not permitted in this zone.**

G. Utilities, public or private: structures, substations or offices.

H. Roadside stands, regional.

I. **Bed and breakfast accommodations within an existing dwelling not to exceed eight (8) bedrooms for paying guests and the serving of breakfast only for guests, provided that the owner of the dwelling shall reside in said dwelling.**

J. **Mixed uses of residential and permitted Special Permit or Site Plans uses on the same lot or in the same structure.**

Section 170-47. Requirements for all Uses in NCZ.

(I think we need some bulk requirements for a simple 1 lot development, but we should also allow for much more flexibility if part of an approved overall plan)

Requirements for all uses shall be as follows:

Bulk requirements or Area Development Plan :

A Master Development Plan may be submitted showing the location of accessways, building, sidewalks and other features that are different than the following bulk and dimensional requirements. (I would need to put together requirements for this Master Plan if you want to include this option)

A. Minimum lot size: ~~one (1) acre.~~ **Two (2) acres.**

B. Minimum lot frontage: two hundred (200) feet. ~~If the lot is sharing access with an adjacent lot this requirement may be reduced to no less than 100', by four concurring votes of the Commission.~~

C. Minimum front yard setback: fifty (50) feet. ~~This requirement may be reduced to no less than 25' by four concurring votes of the Commission.~~

D. ~~Maximum lot coverage: fifty percent (50%), including principal and accessory structures and impervious surfaces.~~

E. Minimum side yard setback: twenty-five (25) feet each. ~~This requirement may be reduced to no less than 20', by four concurring votes of the Commission~~

F. Minimum rear yard setback: thirty-five (35) feet. ~~This requirement may be reduced to no less than 25', by four concurring votes of the Commission~~

G. Reductions in bulk or dimensional requirements will be considered by the Commission only in special instances when it will improve overall compatibility of the site to surrounding and/or connecting property and with special attention to one or more of the following criteria: landscaping, building orientation, architecture, linkages to abutting properties and other site amenities.

H. Minimum building floor area: one thousand (1,000) square feet.

I. ~~No individual retail business establishment may exceed thirty two thousand (32,000) square feet.~~

J. Minimum distance from residential zones. All buildings, structures and uses shall be located at least seventy five (75) feet from the boundary line of any residential zone **including streetlines**, unless reduced by the Commission due to existing or proposed evergreen buffer or other circumstances. Screening and landscaping of the setback area shall be required by the Commission.

K. **Stormwater management shall comply with goals and standards in the Tolland Low Impact Development Design Manual.**

K. All business establishments shall conform to the environmental and performance standards specified in Section 170-139, lighting standards in Section 170-137 and to the requirements of all other applicable town regulations.

L. Sidewalk or pathways shall be provided to connect the various uses in this zone.

M. Shared parking is encouraged.

K. ~~Except as otherwise permitted, all production, repair, treatment~~ **No outside** storage or display of goods shall be accessory to the principal use of the premises **permitted**.

L. The frontage of two (2) or more lots which share a single joint entrance and a single joint exit to a public street may be computed as a single frontage.

M. Yards on a common side lot line may be omitted where two (2) or more lots containing no residential uses share a single joint entrance and single joint exit to a public street.

Section 170-48. Permitted Accessory Uses.

Customary accessory uses shall be permitted in the **TOZ** subject to the provisions of Article XIV Section 170-89 C. 1, 2, 3, & 4

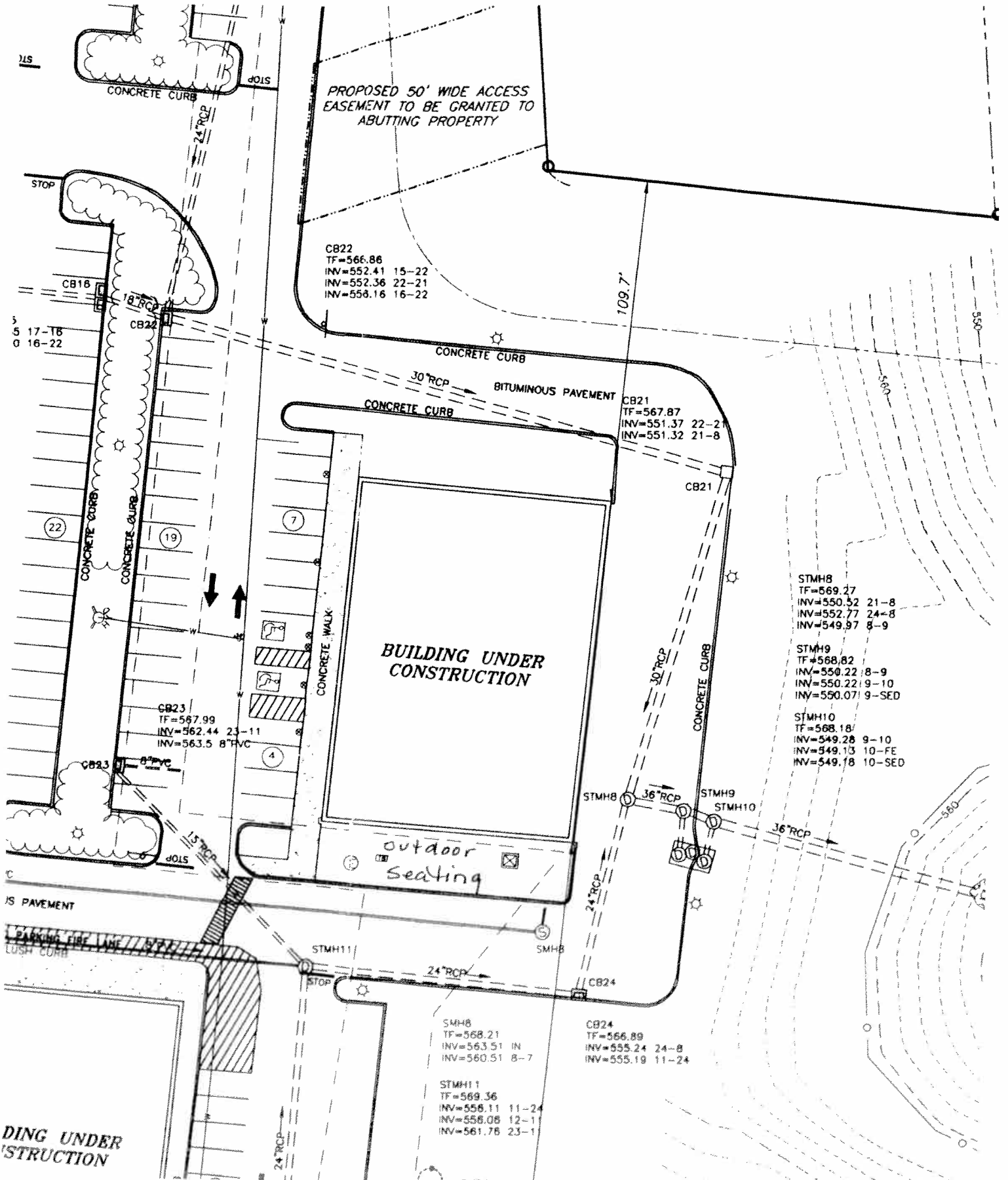
(The following section would be revised)

B. ~~Additional permitted accessory uses in the Tolland Business Park.~~ The following accessory uses shall be permitted in the **Tolland Business Park** in addition to those of Section 170-89A:

1. Outside overnight parking of vehicles or equipment, provided that no vehicle or equipment shall be parked within any required yard and that the Commission may require appropriate screening (e.g., landscaping or fencing).

C. The following accessory uses shall be permitted in the **Tolland Business Park and the Technology & Office Zone** in addition to those of Section 170-89A:

1. Clinics or cafeterias, for employees only, when conducted within a main building.
2. Recreation facilities and day-care facilities, provided that all such buildings and uses shall be planned as an integral part of the office building or research laboratory development and located on the same lot with the use to which they are accessory.
3. Assembly hall for meetings incidental to the business of the principal use.
4. Retail sales or service, provided that a maximum of 10% of floor area or 2,500 square feet, whichever is less, is used.



PROPOSED 50' WIDE ACCESS
EASEMENT TO BE GRANTED TO
ABUTTING PROPERTY

CB22
TF=566.86
INV=552.41 15-22
INV=552.36 22-21
INV=558.16 16-22

CB21
TF=567.87
INV=551.37 22-21
INV=551.32 21-8

STMH8
TF=569.27
INV=550.52 21-8
INV=552.77 24-8
INV=549.97 8-9

STMH9
TF=568.82
INV=550.22 8-9
INV=550.22 9-10
INV=550.07 9-SED

STMH10
TF=568.18
INV=549.28 9-10
INV=549.13 10-FE
INV=549.18 10-SED

CB23
TF=567.99
INV=562.44 23-11
INV=563.5 8-FVC

SMH8
TF=568.21
INV=563.51 IN
INV=560.51 8-7

CB24
TF=566.89
INV=555.24 24-8
INV=555.19 11-24

STMH11
TF=569.36
INV=558.11 11-24
INV=558.08 12-11
INV=561.78 23-1

DING UNDER
STRUCTION

SUMMARY BUILDING REPORT - FISCAL YEAR

August 2011

Permits	This Month	\$10 permits	Last Month	Year to Date	This Month		Last Year to Date
					Last Year	Last Year	
Single Family Dwelling	1		1	2		1	2
Foundation Only	3		1	4		1	2
Commercial/Industrial	0		4	4		1	5
Commercial Foundation	0		0	0		0	0
Municipal	1		3	4		1	4
Addition	0		1	1		3	4
Garage	3		1	4		2	3
Deck/Porch	4		8	12		2	10
Roofing/Siding	10		13	23		6	19
Swimming Pool	3		2	5		3	5
Stove-Wood/Gas/Pellet	3		6	9		3	9
Sheds	5		4	9		3	7
Signs	0		1	1		0	1
Interior Renovations	1		2	3		5	7
Hot Tub	0		0	0		0	0
Misc/Repair	10		10	20		6	16
Total	44		57	101		37	94
Electric	17	6	15	32		23	38
Plumbing	7	2	2	9		9	11
Heating	8	1	21	29		9	30
Total	32	9	38	70		41	79
Grand Total Permits	76		95	171		78	173
Permit Fees	\$11,274.80		\$14,529.56	\$25,804.36		\$10,007.94	\$21,425.94
Construction Value	\$1,028,558.05		\$1,116,939.50	\$2,145,497.55		\$775,021.25	\$1,622,909.25
Certificates of Comp.	6		2	8		0	0
Certs of Occup (New Structure)	2		1	3		0	0
Other Certs of Occup	17		1	18		10	15
Inspections	133		126	259		130	272

