

Draft MINUTES
SPECIAL JOINT MEETING WITH AGRICULTURE COMMITTEE

PZC Members Present:	S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, and V. Ward
PZC Alternates Present:	J. DeVivo, K. Fratoni
Ag Committee Members Present:	S. Stearns and J. Jeliffe
Ag Committee Alternates Present:	N. Rawn and M. Tindall
Ag Committee Members Absent:	E. Hall, C. Kueffner, T. Wollen and D. Dorfer
Staff Present:	L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planning Specialist

CALL TO ORDER AND ROLL CALL

Chair Aho and Chair Stearns (Agriculture Committee) called the special joint meeting of the Planning and Zoning Commission and Agriculture Committee to order at 7:20 p.m. Due to COVID-19 social distancing restrictions, the meeting was held as a web-based virtual meeting.

- A. Planning and Zoning Commission members present are Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward, and alternates DeVivo and Fratoni. No alternates were seated.
- B. Agriculture Committee members present are Stacey Stearns, Jeremy Jeliffe, and alternates Nancy Rawn and Melissa Tindall.

NEW BUSINESS

A. Pre-Application Review Pursuant to Sec. 7-159b, C.G.S.: Proposed "Smart Farm" (robotic, organic soil-based greenhouses) at 438 and 483 Browns Road.

Aho opened the pre-application meeting by reminding all participants that the presentation and discussion of the concept plans are non-binding on all applicants. John Prete with Agbotic gave a presentation on the proposed smart farm, noting that it would be located on one of two properties currently owned by Brian Kielbania, who was also present for the meeting. The presentation included information on how the greenhouses function as well as potential energy sources. Members of the Commission and Agriculture Committee asked questions regarding greenhouse operation, product lines and distribution areas, and anticipated traffic associated with the operation. Members also requested clarification regarding the proposed energy source, including where a potential solar installation would be located if that is the selected energy source.

Katie Fratoni left the meeting during the presentation.

B. Interpretation of Zoning Regulations: Article 10, Section T, Agricultural Uses

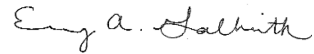
Following the pre-application, members of the Commission discussed whether the operation should be considered as a field crop or commercial agriculture and requested input from Agriculture members in attendance.

Rawl MOVED, Ward seconded, to find that robotic, soil-based greenhouses are considered to be a commercial agricultural use pursuant to Article 10, Section 10.4 of the Mansfield Zoning Regulations. Motion PASSED unanimously.

ADJOURNMENT

The meeting was adjourned at 8:17 p.m.

Respectfully Submitted:



Emmy A. Galbraith
Administrative Assistant