

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF JANUARY 12, 2022 SPECIAL MEETING

The meeting commenced at 8:02 AM through Zoom Video Conferencing.

Present: Subcommittee Members Robert Zanolungo, Michael Botelho and Sharon Purtill; Rebecca Augur, AICP, Director of Planning, and Jonathan E. Mullen, AICP, Planner

63-65 WOODLAND STREET - proposal for a farm market with a food truck —Rural Residence Zone - Paul & John Cavanna, applicants

Jim Dutton of Dutton Associates made a presentation. The applicant is requesting a Special Permit for a farm market and a 12.9 Minor Change to allow food trucks. He stated that the site is a 175-acre farm that sells Christmas trees, strawberries and other produce. The site has functioned as a farm market for a long time although never formally recognized by the town. Mr. Dutton said that the site has a gravel parking area that can accommodate approximately 50 vehicles. He noted that there are no erosion issues with the parking lot and that runoff flows to the northwest. There is also a gravel drive leading from the parking area to the farm market building, the railroad and to the pick-your-own strawberry patch. There will be public sanitary facilities, trash receptacles and handwashing stations for food truck employees. There is a small shed where people will pay for pick-your-own produce and purchase tickets for the train. The food truck will be self-contained and the operators responsible for grease and trash. Picnic tables will be located adjacent to the ticket shed.

Commissioner Botelho asked how many farm events the applicant was proposing per season. Mr. Mullen read the email from Mr. Cavanna explaining the requested hours of operations, which are Monday through Sunday 8 am to 10 pm. He read further that the applicant requested these hours to ensure that all of the activities at the site would be in compliance. Mr. Mullen stated that the applicant did not intend to operate continuously through those hours.

Mrs. Purtill expressed concern about the farm equipment that was located in the areas where the public would be congregating. She recommended that all public areas be clean and clear of equipment, including the ticket shed and the parking area. Commissioner Botelho asked if the Police Department and Fire Marshal's Office had commented on the project. Mr. Dutton said that the Fire Marshal requested an emergency exit from the site and he showed the emergency access on site plan. Mr. Dutton then explained that staff would assist handicapped patrons if necessary. Mrs. Purtill and Mr. Botelho recommend that the applicant submit a lighting plan for the full Commission. Mrs. Purtill asked if the applicant was planning to have music. Mr. Dutton stated that he did not think there would be music. The Subcommittee recommended that the applicant provide a more detailed description of the hours of operation.

Meeting adjourned at 8:40 am.

Respectfully submitted,



Jonathan E. Mullen, AICP
Planner