

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF THE APRIL 10, 2024 SPECIAL MEETING

The meeting commenced at 8:20AM in Meeting Room A, 2nd floor, Town Hall.

Present: Subcommittee members Robert Zanlungo, Sharon Purtill, and Corey Turner; and Shelley Caltagirone, Director of Community Development

300 MATSON HILL ROAD – pick-your-own-flower field with live music, food trucks, tent rental for events, parking and restrooms – Rural Residence Zone – Paul Gondek, RBF WEST LLC, owner – Morgan Dodge, applicant

The applicant has been offered 1-year lease on the property and is proposing a pick-your-own flowers business. There are currently no structures, no power, and no running water at the site. The applicant would like to build a farm stand with refrigeration in addition to creating parking, setting up sitting areas, and providing bathroom facilities. The Subcommittee members discussed the need to condition any approval with limitations on food trucks, music, and lighting. The applicant explained that all activities would be during the daytime. Flower picking would probably be early or late in the day. The applicant may consider having special events if there is a demand. Flowers will be planted on site as part of ongoing farming activity regardless of the pending approval of the pick-your-own activity. The Subcommittee noted that some traffic control may be required if it is popular. The applicant plans to charge an entrance fee in addition to fees for picking flowers. It is possible that the property owner will also run a pick-your-own fruit operation at another location on the property. The Subcommittee reiterated that they would like to see the special permit application describe operating hours, electricity and lighting, parking, noise control, garbage locations, and neighbor outreach. Staff will provide the Agricultural Advisory Committee contacts for informal outreach.

Agenda Setting Discussion

Discussed April 16th Town Plan & Zoning Commission agenda.

The meeting was adjourned at 8:45am.

Respectfully submitted,



Shelley Caltagirone
Director of Community Development