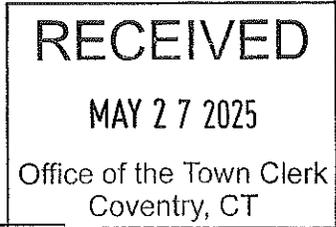


**Notice of Certain  
Planning and Zoning Matters  
in Neighboring Municipalities**



**Date:** 5/21/2025

**To: Town Clerks of:** Hebron, Bolton, Coventry and Columbia

**FROM: Town of Andover**

**Planning and Zoning Commission**

**Zoning Board of Appeals**

**Inland Wetlands Commission**

Pursuant to P.A. 87-307 which requires zoning, planning, and inland wetland commissions and zoning boards of appeals to notify the clerk of any adjoining municipality of the pendency of an application, petition, request, or plan concerning any project on any site in which:

- 1) Any portion of the property affected by a decision of such board is within five hundred feet of the boundary of the adjoining municipality;
- 2) A significant portion of the traffic to the completed project on the site will use streets within the adjoining municipality to enter or exit the site;
- 3) A significant portion of the sewer or water drainage from the project on site will flow through and significantly impact the drainage or sewerage system within the adjoining municipality; or
- 4) Water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.

Notice is to be made by registered mail and mailed within seven days of the date of receipt of the application, petition, request, or plan.

No hearing may be conducted unless the adjoining municipality has received notice required by P.A. 87-307. A representative may appear and be heard at any such hearing.

**This letter is to inform you of the pendency of such a project described as follows:**

**Description of application and location:**

Add Agro-Tourism to Andover Zoning Regulations see attached

**Scheduled hearing:** Date: 6/17/2025

Time: 7:00 PM

Place: Andover Town Hall and via Zoom

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# ZONING REFERRAL FORM



<b>FOR: NOTIFICATION OF REFERRALS BY ZONING COMMISSIONS</b>	
Please fill in, save a copy for your records and send with appropriate attachments by certified mail or electronically to: <a href="mailto:zoningref@crcog.org">zoningref@crcog.org</a>	
<b>FROM:</b> <input type="checkbox"/> Zoning Commission <input checked="" type="checkbox"/> Planning and Zoning Commission <input type="checkbox"/> City or Town Council (acting as Zoning Commission)	Municipality: Town of Andover
<b>TO:</b> Capitol Region Council of Governments Policy Development & Planning Department 241 Main Street Hartford, CT 06106	Date of Referral: 05/21/2025
Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed zoning amendment is referred to the Capitol Region Council of Governments for comment:	
<b>NATURE OF PROPOSED CHANGE:</b>	
<input type="checkbox"/> Adoption of amendment of <b>ZONING MAP</b> for any area within 500 feet of another Capitol Region Municipality. Attach map showing proposed change.	<input checked="" type="checkbox"/> Adoption or amendment of <b>ZONING REGULATIONS</b> applying to any zone within 500 feet of another Capitol Region Municipality. Attach copy of proposed change in regulations.
THE CHANGE WAS REQUESTED BY: <input type="checkbox"/> Municipal Agency: <input checked="" type="checkbox"/> Petition	
DATE PUBLIC HEARING IS SCHEDULED FOR: 06/17/2025	
MATERIAL SUBMITTED HEREWITH:	
<input checked="" type="checkbox"/> Regulation Changes	<input type="checkbox"/> Map of Change
<input type="checkbox"/> Public Notice	<input type="checkbox"/> Supporting Statements
<input type="checkbox"/> Other (Specify):	
HAS THIS REFERRAL BEEN SUBMITTED PREVIOUSLY TO CRCOG? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO. IF YES, ON WHAT DATE:	
<b>(FOR USE BY CRCOG)</b>	Name: Wayne Kasacek
Date Received:	Title: Zoning Agent
Sent certified/e-mail?	Address: 17 School Rd. Andover, CT 06232
File Number	Phone: 860.742.7305 x4220 Email: <a href="mailto:zoning@andoverct.org">zoning@andoverct.org</a>

BY LAW, THE ZONING COMMISSION SHALL GIVE WRITTEN NOTICE OF ITS PROPOSAL TO THE REGIONAL COUNCIL OF GOVERNMENTS NOT LATER THAN THIRTY DAYS BEFORE THE PUBLIC HEARING TO BE HELD IN RELATION TO THE SUBJECT SUBDIVISION. NOTICE SHALL BE MADE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED OR BY EMAIL TO [zoningref@crcog.org](mailto:zoningref@crcog.org).

CRCOG-2017

Andover / Avon / Berlin / Bloomfield / Bolton / Canton / Columbia / Coventry / East Granby / East Hartford / East Windsor / Ellington / Enfield / Farmington / Glastonbury / Granby / Hartford / Hebron / Manchester / Mansfield / Marlborough / New Britain / Newington / Plainville / Rocky Hill / Simsbury / Somers / South Windsor / Southington / Stafford / Suffield / Tolland / Vernon / West Hartford / Wethersfield / Willington / Windsor / Windsor Locks

*A voluntary Council of Governments formed to initiate and implement regional programs of benefit to the towns and the region*

## **Proposed Agritourism Regulation – Town of Andover –**

- 1) **Purpose:** The purpose of this section is to encourage the preservation of agricultural land in the Town of Andover through the use of agritourism. Agritourism is a way of alleviating financial hardships that small farms experience while increasing the ability to have a positive impact on the community surrounding them.
  - a. Agricultural Accessory Uses: Agriculturally-related accessory uses can be events that are accessory to, with a logical nexus with the existing agricultural operation. These events can include, but are not limited to, horse shows, seminars/meetings, on-site tours for the public to see the operation or production of farm products, “pick your own” events or operations, trainings/lessons or other similar uses. An administrative Zoning Permit is required for Agricultural Accessory Uses, following submission of an application and narrative of the proposed uses.
  - b. Non-Agricultural Accessory Uses: Non-agriculturally-related accessory uses may include public or private events and activities that make use of the property but are not directly related to the agricultural use of the land. These events may include, but are not limited to outdoor recreation events, weddings, private parties, concerts, banquets, etc. A Special Permit is required for non-agricultural accessories.

### **General Requirements for Site Plan Approval, Non-Agriculturally Related Uses and Event(s) on a Farm or in Business or Industrial Zones**

Farmers’ Markets as defined in Connecticut General Statutes section 22-6g, craft fairs, concerts or other accessory uses approved by the Planning and Zoning Commission after Site Plan Review may be permitted on any parcel zoned Industrial or Business provided:

- a. The application, use, review and approval process shall comply with this subsection and subsections 20A.3 and 20A.4 of this section.
- b. The minimum parcel size for Site Plan Approval of Non-Agriculturally Related Uses or Event(s) on a Farm shall be 10 acres. Parcels in Business or Industrial Zones shall be of sufficient space for vendors, the public and parking. Multiple contiguous parcels under the same ownership shall be considered one parcel.
- c. Such uses or event(s) shall not create a nuisance by noise, event frequency, odors, trash or traffic, and are contained to parcel(s);

- d. No parking shall occur within 100 feet of any abutting residential property line. The applicant shall demonstrate that the parking spaces are of sufficient number to accommodate the proposed use. There shall be no on-street parking.
- e. The proposed use shall not adversely affect the enjoyment, usefulness and value of premises in the general neighborhood thereof. The Planning and Zoning Commission shall take into consideration the current use and zone of surrounding properties.
- f. No overnight lodging shall be allowed for any non-agricultural event(s) or activity.
- g. Non-Agriculturally Related Uses or Event(s) shall comply with applicable state of Connecticut statutes and regulations.
- h. The hours of operation for uses or events that do not include amplified sound shall not begin before 9:00 a.m. nor finish after 10:00 p.m. Sunday through Thursday. Friday and Saturday hours of operation shall be 9:00 a.m. to 11:00 p.m., subject to modification by the Planning and Zoning Commission. These times do not include event set up or clean up.
- i. Amplified sound may be allowed on Fridays between 12:00 p.m. and 9:00 p.m., Saturday between 10:00 a.m. and 10:00 p.m. or Sunday between 10:00 a.m. and 6:00 p.m., subject to modification by the Planning and Zoning Commission. These times do not include event set up or clean up.

2) **Standards:** All properties that participate in agritourism must comply with the following standards:

- a. Property: The property hosting agritourism activities must be classified as farmland with the Town of Andover Assessor's Office under Public Act 490. Any non-agricultural accessory use involving several patrons greater than 50 in a single day shall require a minimum of 10 acres of land (on a single property, or on adjacent properties under common ownership totaling more than 10 acres may satisfy this requirement). Agricultural-related accessory uses may be allowed via Zoning Permit on established agricultural properties of smaller acreage but otherwise conform to all applicable regulations.
- b. Occupancy: The Commission may specify the maximum number of attendees allowed for any non-agricultural accessory use, event, or activity based on the size of the property, parking availability, type of event/activity, impact on surrounding neighborhood, site conditions, and public health and safety concerns.
- c. Sound: Events and activities shall remain within State Statutory decibel limits and shall include amplified sound if the applicant can demonstrate to the Commission's satisfaction that sound (via distance, structures, or landscaping)

can be attenuated to a level not higher than background noise levels at the property boundary. Such amplified sound and other sound-generating outdoor activity shall cease no later than 10:00 p.m. on a Friday or Saturday, and no later than 9:00 p.m. on all other days. The applicant shall include sound attenuation details as part of the application submission.

- d. Parking: Off-street parking shall be provided as required in the Zoning Regulations. No parking area shall be located less than fifty feet (50') from a public highway and where located less than fifty feet (50') from any other property line, the parking area shall be protected by a landscaped buffer strip not less than fifteen feet (15') wide for the length of the parking area.
- e. Health District Approval: The applicant and property owner shall include an approval for the proposed use of the property, if such is required from the Town's Health District, and shall provide a copy of the approval to the Commission or the Zoning Enforcement Officer (as applicable) with the permit application.
- f. Site Plan: For non-agricultural accessory uses, a Site Plan must be submitted showing the location of events and activities, any new permanent and temporary structures, parking areas, sanitary facilities, and other relevant details, along with a narrative description of proposed events and activities, which would be helpful for the Commission in making its determination on the appropriateness of the proposal and granting of a Special Permit
- g. Number and Type of Events: The applicant shall provide, as part of the application proposal, a narrative description of the intended number and type of events to be hosted over the course of a year. The Commission shall have the sole discretion to authorize a larger or smaller number of events, based on its determination of impact on the neighborhood and environment.