

**Brooklyn Agricultural Commission  
Regular Meeting  
Tuesday, August 23, 2022  
7:00 PM  
Clifford B. Green Building  
69 South Main Street, Brooklyn, CT**

**MINUTES**

To join this meeting via the web or phone, follow the below instructions:

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**Meeting ID: 830 2460 1476**

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<https://us06web.zoom.us/j/kzwOgDrB0>

- I. Call to Order** – Charles Langevin, Acting Chair, called the meeting to order at 7:01 p.m.
- II. Roll Call (5 Regular and 3 Alternates)** – Charles Langevin, Vice Chair; Sandra Brodeur; Stanley Karro (present in person).  
Anne Ennis, Lou Brodeur and Lachelle Rosinski were absent with notice.  
Sara Deschaies was absent.  
  
**Also Present in Person:** Lori Corriveau, Little Dipper Farm; Sara Mooney, Little Dipper Farm; Joe Igliozi; Jackie Igliozi; Jim Doherty; Kathy Doherty; Lori Moran; J.S. Perreault, Recording Secretary.  
  
**Present via Zoom:** Norman Berman; J. Booth; Maria Winslow; Scott Winslow; Amy Clark; Ed Homonoff; Sharon Loughlin; G. LaHaie; Debbie Cornman.
- III. Seat Alternate if necessary** – None.
- IV. Review minutes from July 26, 2022 meeting.**

Motion was made by S. Karro to accept the Minutes of the Regular Meeting of July 26, 2022, as presented.  
Second by S. Brodeur. No discussion.

Motion carried unanimously by voice vote (3-0-0).

**V. Public Participation – None.**

**VI. Old Business:**

- a. Status of filming by Kory at Kingswood Farm.

S. Brodeur reported that Anne Ennis had not heard from Kory LeBlanc regarding a definite starting time. Ms. Ennis will contact Mr. LeBlanc again.

This item will be continued to the next meeting as an item under Old Business.

- b. Plans for Old Timers' events.

S. Karro reported that nothing has been scheduled anything for the coming months. Mr. Karro explained to the audience about how the Agriculture Commission has been meeting with folks (such as Rudy Reznikiewicz and Don Francis) that have a history of farming in Brooklyn to try to identify, on a map, some of the oldest active farms in the Community.

Ms. Brodeur explained that she has not been able to contact the Last Green Valley and asked if someone else could put the proposal together and contact them. Mr. Karro volunteered.

Mr. Langevin explained to the audience that the Commission is trying to preserve the history of agriculture in Brooklyn in coordination with the Last Green Valley and also the current agriculture in Town via drone video (Kingswood Farm, Pakulis Farm, Creamery Brook Bison Farm, and Allen Hill Farm).

- c. Other Old Business.

S. Karro reported that the new sign that had been approved for the Farmers' Market is ready and will be installed tomorrow. He submitted the bill to Ms. Brodeur.

**VII. New Business:**

- a. Presentation by the Little Dipper Farm (technical difficulties were experienced for approximately 17 minutes). The presentation began at 7:26 p.m. Ms. Corriveau explained that Ms. Mooney added updates to the initial presentation that had been presented to the Ag Commission some months ago.

Lori Corriveau and Sara Mooney gave a PowerPoint presentation and discussed the following:

- They purchased the Farm in September 2021 and would like to bring people in to experience what happens on an integrated vegetable farm with a restaurant and ultimately some livestock. They feel that their business plan is a low-impact plan for bringing people there.
- Flower Garden
- Greenhouse (which is now a complete, modern, salvaged structure)
- They have an October opening date for the Chef's Table at Little Dipper Farm. They will be using the produce to supply the Restaurant.
- Since the last meeting with the Agricultural Commission, they have been developing their membership base and have at least two events per month where both the public and members are invited (e.g. bird walks, workshops).
- They have been inoculating logs to grow mushrooms by the stream.

- Started developing hiking trails in the woods and are working on having them with handicap access. Hummingbird trail by the water (under a mile).
- Members picked blueberries during blueberry season.
- Garlic Harvest and Salsa Fest were some other events that they described.
- Union Bee Company has put ten bee hives on the property and will be selling honey. Tom from Union Bee Company will be doing a bee health education class in the fall.
- Elderberries have been planted (3 acres = 1,500 elderberry bushes).
- Black plastic was put down where they had planted their pumpkins and, after the harvest, they picked up the plastic and will use it again in a different spot. They plan to put tomatoes in the spot where the pumpkins were.
- Hoop House (high tunnel) to be installed in the spring.
- They have been working with four students from the Killingly High School Ag Program this summer and explained how they have been watering the elderberries.
- Last Green Valley had been interested in having office space in Little Dipper Farm's barn. However, that was part of the Planned Development Zone Application that had previously been submitted to the Planning and Zoning Commission. They will still be doing programming with the Last Green Valley, such as Walktober. They are interested in the ability to establish some mountain bike trails at a later date.
- They had negotiations with Fire Light Camps for a seasonal glamping site on the property (40 acres around the pond, not visible from the road).

Mr. Langevin opened the floor to allow the public to ask questions.

The following citizens asked questions/spoke of their concerns: Jackie Igliozi; Jim Doherty; Kathy Doherty; Debbie Cornman; Lori Moran; Ed Homonoff; Norman Berman; Scott Winslow; Sharon Loughlin.

Questions and concerns raised included the following:

- There was a lot of discussion regarding the definition of glamping and how it relates to agri-tourism (definition also being questioned). It was stated that camping is not allowed in Brooklyn.
- There was discussion regarding concern for how glamping ties in to agriculture and the residential neighborhood.
- The number of acres dedicated to growing.
- The definition of low-impact as it relates to the environment.
- A statement was made that, per the text amendment, 100 acres would be devoted to glamping with a maximum of 250 people involved in glamping or events.
- Impact to the land and wildlife.
- 30,000-foot view.
- It was stated that there is no problem with the agricultural or restaurant aspect, only with the glamping. It is felt that the person running the glamping business will not care about the property as much as the owners of the property.
- Concern for stone walls and wetlands.
- The small strip of land to be used for the pathways for bikes and 4-wheelers doesn't seem safe.
- There was discussion regarding the company that would run the glamping.
- Norman Berman asked to be recognized and he asked about how critical to the sustainability of the Little Dipper Farm the glamping component is (how dense).
- Whether the roads can sustain the traffic.
- Concern was stated regarding construction for roads, infrastructure for power, septic systems near waterways, hooks in fishing lines in the water, birds. The Booths

operated the Restaurant successfully for years without glamping. Concern was expressed that the text amendment would allow any property in the RA Zone to start a campground.

- It was stated by a member of the public that the Town will be required to define agriculture as opposed to agri-tourism/agri-venture. The Agricultural Commission, to help the Community, will need to weigh in to define what it is that makes agriculture because it is not certain how agri-tourism fits into the picture.

#### **COMMENTS FROM COMMISSION MEMBERS:**

- S. Karro commented that the Commission Members are very enthused about the direction that is proposed, but they are concerned about the issues that had been raised by members of the community. He wants to reserve commentary until he hears more details as it moves forward. He has respect for the Hillandale property. Ms. Mooney explained that everyone wants the property to remain beautiful, whole, and full of wildlife and health and restorative factors that we all go there for. They have sunk their lives into this property and don't want to mess it up.
- C. Langevin asked where they stand now with application. Ms. Corriveau explained about the confusion around the PDZ application. They are going back with a text amendment instead. They have had neighborhood meetings to get feedback and will be submitting the proposal soon. They are not proposing office space and so, the glamping is the only thing that they are not currently already allowed to do by use. Ms. Corriveau explained that the glamping/overnight stays component is a significant part of their business plan. The glamping involves a ground lease with very specific terms. She explained how they all met together as a group to see how they would function together (people involved with the restaurant, glamping, Last Green Valley). It is a collaboration.
- Mr. Langevin asked how much of the property is under farmland preservation which cannot be built on or changed. Ms. Corriveau stated 97.3 acres all cropland and 226 acres of forest that they are not touching. No glamping or roads allowed on this land. Ms. Corriveau stated that some of the questions raised tonight would be best answered by the Planning and Zoning Commission during the public hearing for the text amendment.

The Commission was asked if they were interested in hearing about the campground aspect at this meeting.

C. Langevin explained that he does not want to weigh in with an opinion until the Planning and Zoning Commission has examined all of the aspects. He stated agreement with Mr. Karro and is interested in gaining more knowledge. He said that he was willing to listen to anything that was going to be presented. He noted that the glamping aspect is controversial.

Mr. Langevin explained that he feels that Allen Hill Farm and Creamery Brook Bison are agri-tourism. He shares the concern regarding how glamping fits in with farming/agri-tourism.

There were no further questions or comments.

- b. **Date of next meeting?** September 27, 2022.  
September 27, 2022
- c. **Any other new business to come before this meeting** – None.

**VIII. Public Participation** – See above Item VII.a.

**IX. Adjourn** (Next meeting September 27, 2022).

Motion was made by S. Karro to adjourn at 8:33 p.m.

Second by S. Brodeur. No discussion.

Motion carried unanimously (3-0-0).

Respectfully submitted,

J.S. Perreault  
Recording Secretary