

Application documents and applicant testimony pertaining to ZRC 22-007

- Request for Change in Zoning Regulations Form to amend Sec. 2.B, 3.C.2.4.new7, and new 6.T (3X), received 9-1-22, 3 pages
- Proposed revised Zoning Regulations Sec. 2.B, 3.C.2.4.new7, and New 6.T, received 9-1-22, 4 pages
- Owner acknowledgement, received 9-1-22, 1 page
- Proposed revised Zoning Regulations narrative including cover letter by Don Poland, AICP of Goman & York, received 9-1-2022, 10 pages
- Letter to Chair Sigfridson from Atty. Kate Cerrone of Northeast Law Center, received 10-28-2022, 2 pages
- Proposed modifications to submitted application including cover letter by Don Poland, AICP of Goman & York, received 11-10-2022, 5 pages
- Brooklyn Zoning Regulations effective 10-6-2022
- Brooklyn Zoning Map effective 3-30-2021
- Brooklyn Plan of Conservation and Development 2011, as amended 11-2-2022

Staff testimony

- List of applicable parcels prepared by Town Planner Jana Roberson, AICP, dated 11-1-2022, 1 page
- Color map and table of applicable parcels *revised* prepared by Town Planner Jana Roberson, AICP, dated 11-10-2022, 1 page

Public testimony

- Letter to PZC from Gilly Gordon Hay, received 9-28-2022, 1 page
- Email to Jana Roberson from Dante Hernandez, received 10-25-2022, 1 page
- Letter to Jana Roberson from Migdalia Belliveau, received 10-27-2022, 4 pages
- Open letter from Mary Kalencik (TLC Yard Care), received 10-28-2022, 1 page
- Email to Jana Roberson from William Gaspar, received 10-31-2022, 1 page
- Email to PZC from Daniel Blanchette, P.E., received 11-1-2022, 1 page
- Email to Jana Roberson from Maria Gandy-Winslow, GRI, with attachments, received 11-2-2022, 22 pages
- Letter to PZC from Elizabeth Cracco, Ph.D., received 11-2-2022, 1 page
- Letter to PZC from Jennifer Nemeth, received 11-2-2022, 2 pages
- Letter to PZC from Karen Johnson, AICP, received 11-2-2022, 3 pages
- Handwritten note to PZC from Nathaniel Aarons, received 11-2-2022, 2 pages
- Written testimony to PZC from Debbie Corman, received 11-2-2022, 2 pages
- Written testimony to PZC from Norman Berman with attachment, received 11-2-2022, 3 pages
- Written testimony to PZC from Jim and Kathy Doherty, received 11-2-2022, 3 pages
- Public Hearing meeting chat, received 11-2-2022, 1 page
- Three statements to PZC from Jackie Igliozzi, received 11-10-2022, 5 pages
- Letter to PZC from Mark Olivo with attachments, received 11-10-2022, 13 pages
- Letter to PZC and copy of verbal testimony from Mark Kalencik (TLC Yard Care), received 11-11-2022, 3 pages,
- Letter to PZC from Dalia Belliveau, received 11-14-2022, 2 pages
- Email to Jana Roberson from William Green, received 11-14-2022, 1 page

Jana Roberson

From: Mark Olivo <markgolivo@gmail.com>
Sent: Thursday, November 10, 2022 10:05 PM
To: Jana Roberson
Subject: Little Dipper Farm

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NOV 10 2022

Hello Jana and the P&Z committee,

I would like to provide you with some commentary after attending the public hearing on Wednesday November 2nd. It goes without saying that you have a very challenging issue in front of you. (I apologize for the lengthy email).

I agree with what was stated in that there is a mind shift for certain people wanting to enjoy an "experience", in this case agriculture. With that said, I believe people want to (and should be able to) experience agritourism (as it is commonly referred to) and those same people may want to experience "getting their hands dirty". The world needs to be better educated on where their food comes from, how farming works, the importance of the land and water, how pollination works, etc. etc...

I am a rural guy at heart and despise huge crowds and loud noise and I enjoy peaceful country living. When we purchased our property in Brooklyn, we knew the fairgrounds were close by, and when it is in operation, you can hear the sound from the fairgrounds. But we knew that from the start and knew there were only a few venues throughout the year, plus I love the Brooklyn Fair and everything that it offers, so that was perfectly ok with me. However, if the fairgrounds were a year-round event, then I would have chosen not to purchase the property because of the noise which means I can understand the concerns of the people that live around the LDF.

I support agritourism. The ability for people who normally would not have access to farming, corn mazes, "pick your own" orchards, etc., should be able to experience such things and gain some education in the process. Part of what we plan to do on our property is offer classes on small space gardening, the importance of wildflowers, etc... Our goal is to create a small, rejuvenative and educational working farmstead and provide people the opportunity to experience what we are passionate about through agritourism. I would love to provide an experience that offers the ability for people to stay on premise. A couple of tiny houses would be great to have onsite but that may not or may not be allowed or feasible. Perhaps that is "glamping" – I don't know, but that is not the point. The point is agritourism, as it is typically defined, is typically "hands on" and an appropriately scaled "experience" that **focuses** on agriculture, farming, timber, etc... I do not personally know the owners of the LDF, but my first impression is that they want to offer a true "ag experience". However, the scale appears to be disproportionate to how agritourism is generally described, and that is where things get confusing and tricky.

Let me go a little deeper. I understand the LDF is an LLC which owns the property. It is my understanding that there are 3 members of the LLC, but I am not clear if there is another corporation or LLC that is involved or even owns the LDF LLC. The reason I bring this up is because there was mention of another company that would be responsible for the glamping initiative. Which makes me wonder, could the proposal have a completely different intent, and not be true agritourism?

Income generation. I think everyone would agree that every business needs to maximize profitability (in a fair, legal, safe, responsible, ethical, and moral way) regardless of the industry. With that said, a wedding venue of 250+ people for a day, on a picturesque country farm setting to generate income for the farm, sounds like a great model. However, a place for those same 250+ people to stay on farmland, sounds like a commercial resort and not agritourism. The proposal was presented and worded to leverage agritourism as the reason, yet the end result doesn't appear to be agritourism (in my opinion). A **true** farming, or star gazing or walking trail experience for 25-50 people (and I am just making up functions and quantities to make a point) sounds like a great experience. Furthermore, the ability for **some**

of those same 25 people to stay on premise sounds potentially feasible. However, at the scale proposed, I don't see it as an agricultural experience, but more like short term rentals, because there is nothing that enforces or dictates a need for what would be considered a true "agritourism experience". In my opinion, agritourism means a **true farm experience** and not simply camping on a large piece of farmland.

In addition, I must question the intent of the made-up standards. Is the 125-acre minimum truly to limit potential impact holistically in the town, or is the intent to reduce or eliminate competition? What if there is a farm that is significantly smaller in size, but wants to do a true agritourism business with glamping? Based on the proposal, those smaller farms would not be allowed to offer such services. There are many campsites that are much smaller in size and therefore I still question the "standards" that are being proposed. If you were to allow glamping, I don't know if it would be "fair" to exclude "smaller" farms that may want to offer a similar venue. The made-up standards appear to be self-serving and not necessarily to protect farmland. Furthermore, if approved as defined, then anyone that meets the size criteria, would have to open a full menu style restaurant and commercial kitchen. This requirement could also be inferred as limiting other potential competitive glamp grounds rather than protecting the rest of the town. Believe me, I'm not saying the entire town should have glamp grounds, but what I am saying is this proposal appears to be written more to satisfy the need of these particular properties rather than limit town impact.

Structures: Because these structures will have a "permanent" base, what does that mean in terms of building and zoning regulations if electricity, wastewater, and fresh water are installed? Is that a cement slab or a full foundation? Could there be an entire group of 2-story houses (18ft tall), or could it be a group of cabin tents, or any combination? Based on the description of a "site" at 1250 sq. ft. and each site could have 1 -3 units, would theoretically mean you could build (1) 2-story structure that is on a 1250 sq. ft. site. That is a large house.

From what I could find, large Yurts that are 30-feet in diameter do not have an 18-foot-tall center. And a 30-foot yurt is huge. Tiny houses, modular homes, motorhomes, and travel trailers are all under 18 feet tall, and all could potentially be permissible under the proposal.

The "up to 5 structures" for staff. Here is also an area that was also vague. What size and what configuration? Are these apartment buildings or bunk houses? Again, no size limitations or restrictions. Speaking of staff, it was stated that these would be **transient workers with work visas**, which sounds more "resort like or cruise ship like" and means there would be few, if any jobs for Brooklyn residents or nearby residents.

Although Connecticut's reference to agrotourism is mostly "Connecticut Grown", most states infer that agritourism are "day events" and not a stay on site (except for B&Bs in Delaware). Florida says: "...An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public....". However, New Hampshire says: ".... attracting visitors to a farm to attend events and activities that are accessory uses to the primary farm operation, including, but not limited to, eating a meal, making overnight stays, enjoyment of the farm environment, education about farm operations, or active involvement in the activity of the farm...."

I fully support agritourism and I truly want the LDF to have a successful income generating viable farm business model, however the proposed scale of glamping seems out of balance and not agritourism based.

Here are some other notes to consider:

- There is no square footage limitation on the size of the structures. There is no maximum number of units proposed because there is no maximum number of acres which can be utilized for the glampground.
- Limitations of type of structure. Trailers (it is my understanding that trailers are not permitted in Brooklyn) even if you take the wheels off. So are tiny houses, campers, camper trailers, motorhomes, tents, yurts all allowed?
- Should contiguous acreage be a consideration?
- With the amount of acreage listed, should the setbacks be increased substantially?
- Should electric or gas-powered boats on the water be a consideration? Or only non-motorized watercraft?
- Should minibikes, off road vehicles, or ATVs be a consideration?

- On-site medical and firefighting or town paid services.
- Overall, the number of guests is more than most hotels.
- Well water impact and septic systems for such a large number of units sounds massive and potentially have a negative impact to nearby residents.
- If there are “lights out” at night, does that create any safety concerns?

- Would a new traffic light be needed off of 169?
- Would there be any safety concerns for such a large number of people in one spot?
- What about medical assistance if needed?
- Should outdoor music / stages be prohibited?

<https://nationalaglawcenter.org/overview/agritourism/>

<https://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/connecticut.pdf>

Thank you for your time and best of luck with your decision.

Kind regards,

Mark Olivo

P.S. I am hopeful that the intentions of the LDF and their associates is to develop the farm into something truly amazing for people to come to and enjoy. I also hope the standards they have assembled were thoughtfully, carefully and respectfully put together in the best interest of the town, the farm, nature, and their surrounding neighbors.

Agritourism Definitions by State

Origin	Definition	Link
1. Louisiana Limitation of Liabilities Law	"Agritourism" means the travel or visit by the general public to, or the practice of inviting the general public to travel to or visit, a working farm, ranch, or other commercial agricultural, aquacultural, horticultural, or forestry operation for the purpose of enjoyment, education, or participation in the activities of the farm, ranch, or other agricultural, aquacultural, horticultural, or forestry operation.	https://www.legis.la.gov/legis/law.aspx?id=507389
2. North Carolina Agritourism Activity Liability Law.	Agritourism – Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. <u>N.C.G.S. § 99E-30(3)</u> .	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/northcarolina.pdf
3. National Ag Law Center NACL	Agritourism can be defined as, "a form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner."	http://nationalaglawcenter.org/overview/agritourism/
4. Oregon	Does not define agritourism	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/oregon.pdf

<p>5. Idaho Agritourism Promotion Act</p>	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment or educational purposes, to view or enjoy rural activities including, but not limited to, farming, ranching, historic, cultural, on-site educational programs, recreational farming programs that may include on-site hospitality services, guided and self-guided tours, bed and breakfast accommodations, petting zoos, farm festivals, corn mazes, harvest-your-own operations, hayrides, barn parties, horseback riding, fee fishing and camping. An activity is an agritourism activity whether or not the participant paid to participate in the activity.</p>	<p>https://nationalagrisciencecenter.org/wp-content/uploads/assets/agritourism/Idaho.pdf</p>
<p>6. Utah</p>	<p>"agri-tourism" means an activity that allows members of the general public to view or enjoy agricultural related activities, including farming, ranching, or historic, cultural, or natural attractions, for recreational, entertainment, or educational purposes.</p> <p>(a) An activity may be an agri-tourism activity whether or not the participant pays to participate in the activity. (b) An activity is not an agri-tourism activity if the participant is paid to participate in the activity</p>	<p>https://nationalagrisciencecenter.org/wp-content/uploads/assets/agritourism/utah.pdf</p>
<p>7. Colorado</p>	<p>"agritourism" means the practice of engaging in activities, events, and services that have been provided to consumers for recreational, entertainment, or educational purposes at a farm, ranch, or other agricultural, horticultural, or agribusiness operation in order to allow consumers to experience, learn about, and participate in various facets of agricultural industry, culinary pursuits, natural resources, and heritage.</p>	<p>https://nationalagrisciencecenter.org/wp-content/uploads/assets/agritourism/colorado.pdf</p>

8. North Dakota	<p>"Agritourism activity" means any activity, including farming and ranching activities, or any historic, cultural, or natural attraction, that is viewed or enjoyed by members of the general public, for educational, recreational, or entertainment purposes, regardless of whether the member of the general public pays to participate in the activity or to view or enjoy the attraction</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/northdakota.pdf</p>
9. South Dakota	<p>"Agritourism activity," any activity carried out on a farm, on a ranch, in a forest, or on an agribusiness operation that allows members of the general public, for recreational, entertainment, or educational purposes, to view or participate in agricultural activities, including farming, ranching, historical, cultural, harvest-your-own, or nature-based activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. An activity is not an agritourism activity if the participant is paid to participate in the activity;</p>	<p>http://www.sdslegis.state.sd.us/Laws/Statutes/CodifiedLaws/DisplayStatute.aspx?Type=Statute&Statute=20-9-12</p>
10. Kansas	<p>'Agritourism activity' means any activity which allows members of the general public, for recreational, entertainment or educational purposes, to view or enjoy rural activities, including, but not limited to, farming activities, ranching activities or historic, cultural or natural attractions. An activity may be an agritourism activity whether or not the participant pays to participate in the activity. An activity is not an agritourism activity if the participant is paid to participate in the activity.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/kansas.pdf</p>
11. Oklahoma	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity;</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/oklahoma.pdf</p>
12. Missouri	<p>Agritourism activity", any activity which allows members of the general public for recreational, entertainment, or educational purposes to view or enjoy rural activities, including but not limited to farming activities, ranching activities, or historic,</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/</p>

	<p>cultural, or natural attractions. An activity may be an agritourism activity whether or not the participant pays to participate in the activity. An activity is not an agritourism activity if the participant is paid to participate in the activity;</p>	agriscen.org/content/uploads/assets/agritourism/missouri.pdf
<p>13. Arkansas</p>	<p>(2)(A) "Agritourism activity" means an interactive or passive activity carried out with or without payment to an agritourism activity operator on a farm, ranch, or agribusiness operation related to agriculture, food production, historic traditions, or nature-watching conducted by an agritourism activity operator for the education, entertainment, or recreation of participants.</p> <p>(B) "Agritourism activity" includes without limitation:</p> <ul style="list-style-type: none"> (i) A farming or ranching activity; (ii) The viewing of historic, cultural, or natural attractions; (iii) A harvest-your-own activity; (iv) Nature-watching; and (v) An activity involving an animal exhibition at an agricultural fair. <p>(C) "Agritourism activity" does not include:</p> <ul style="list-style-type: none"> (i) A road side fruit and vegetable stand; or (ii) An operation exclusively devoted to the sale of merchandise or food at retail; 	http://nationalagriscen.org/content/uploads/assets/agritourism/arkansas.pdf
<p>14. Indiana</p>	<p>Sec. 2. As used in this chapter, "agritourism activity" means:</p> <p>(1) an activity at an agricultural, horticultural, or agribusiness operation where the general public is</p>	http://nationalagriscen.org/content/uploads/assets/agritourism/indiana.pdf

	<p>allowed or invited to participate in, view, or enjoy the activities for recreational, entertainment, or educational purposes, including farming, ranching, historic and cultural agricultural activities, self pick farms, or farmers' markets;</p> <p>(2) an activity involving an animal exhibition at an agricultural fair; or</p> <p>(3) natural resource based activities and attractions, including hunting, fishing, hiking, and trail riding.</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/indiana.pdf
15. Kentucky	<p>"Agritourism" means the act of visiting:</p> <p>(a) A farm or ranch; or</p> <p>(b) Any agricultural, horticultural, or agribusiness operation;</p> <p>for the purpose of enjoyment, education, or active involvement in the activities of the farm, ranch, or operation;</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/kentucky.pdf
16. Tennessee	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, or harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not a participant provides compensation in money or other valuable compensation to participate in the activity. Agritourism activity includes an activity involving any animal exhibition at an agricultural fair;</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/tennessee.pdf
17. Mississippi	<p>"Agritourism" means the travel or visit by the general public to, or the practice of inviting or allowing the general public to travel to or visit a working farm, ranch, or other commercial agricultural, aquacultural, horticultural, or forestry operation for the purpose of enjoyment, education, or participation in the activities of the farm, ranch, or other agricultural, aquacultural,</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/mississippi.pdf

	horticultural, or forestry operation.	
18. Alabama	<p>Agritourism activity. Any of the following, whether or not a participant provides monetary or other valuable compensation to participate in, view, or enjoy:</p> <ul style="list-style-type: none"> a. An activity at an agricultural operation, which is not already addressed under Sections 6-5-337 or 35-15-40, including, but not limited to, farming, ranching, historic and cultural agricultural activities, self-pick farms, or farmers' markets, provided the agritourism professional is selling his or her own product at a location provided to, leased to, rented to, or owned by the agritourism professional for the purpose of selling his or her own product. b. An activity involving an animal exhibition, show, or competition at an agricultural fair or youth livestock show, which is not already addressed under Section 6-5-337, including, but not limited to, FFA, 4-H, group, club, or other association shows or expositions. 	http://nationalagrifaircenter.org/wp-content/uploads/assets/agritourism/alabama.pdf
19. Florida	<p>570.86 Definitions.—As used in ss. 570.85-570.89, the term:</p> <p>(1) "Agritourism activity" means any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the general public, for recreational, entertainment, or educational</p>	http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0500-0599/0570/0570.html

	<p>purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions. An agritourism activity does not include the construction of new or additional structures or facilities intended primarily to house, shelter, transport, or otherwise accommodate members of the general public. An activity is an agritourism activity regardless of whether the participant paid to participate in the activity.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/florida.pdf</p>
20. Georgia	<p>“agritourism” means charging admission for persons to visit, view, or participate in the operation of a farm or dairy or production of farm or dairy products for entertainment or educational purposes or selling farm or dairy products to persons who visit such farm or dairy.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/georgia.pdf</p>
21. South Carolina	<p>“Agritourism activity” means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to participate in rural activities.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/southcarolina.pdf</p>
22. North Carolina	<p>Agritourism activity. -- Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity. “Agritourism activity” includes an activity involving any animal exhibition at an agricultural fair licensed by the Commissioner of Agriculture pursuant to G.S. 106-520.3.</p>	<p>http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/northcarolina.pdf</p>

23. Virginia	<p>"Agritourism activity" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, wineries, ranching, historical, cultural, harvest-your-own activities, or natural activities and attractions. An activity is an agritourism activity whether or not the participant paid to participate in the activity.</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/virginia.pdf
24. Maryland	<p>Does not specifically define agritourism</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/marland.pdf
25. Delaware	<p>"Agritourism activity" means any activity that allows members of the general public to view or enjoy rural activities, including farming; ranching; wineries; historical, cultural or harvest-your-own activities; guided or self-guided tours; bed and breakfast accommodations; or temporary outdoor recreation activities. "Agritourism activity" includes, but is not limited to, planting, cultivation, irrigation or harvesting of crops; acceptable practices of animal husbandry; barn parties or farm festivals; livestock activities, not to include rodeos; hunting; fishing; swimming; boating, canoeing or kayaking; temporary camping; picnicking; hiking;</p>	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/delaware.pdf

	diving; water skiing or tubing; paintball; and nonnotarized Freestyle, mountain or off-road bicycling. An activity is an agritourism activity whether or not the participant paid to participate in the activity.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/newyork.pdf
26. New York	“Agricltural tourism” means activities, including the production of maple sap and pure maple products made therefrom, conducted by a farmer on-farm for the enjoyment and/or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public’s understanding and awareness of farming and farm life.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/connecticut.pdf
27. Connecticut	Does not specifically define agritourism	
28. New Hampshire	Agritourism is defined as “attracting visitors to a farm to attend events and activities that are accessory uses to the primary farm operation, including, but not limited to, eating a meal, making overnight stays, enjoyment of the farm environment, education about farm operations, or active involvement in the activity of the farm.” RSA 21:34-a, II(b)(5).	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/newhampshire.pdf

29. Maine	Agritourism activity. "Agritourism activity" means any agricultural activity carried out on a farm or ranch that members of the general public are allowed to view or participate in, including farming, ranching, historical and cultural activities, harvest-your-own activities and attractions related to farming or ranching. An activity is an agritourism activity whether or not the participant pays to view or participate in the activity.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/maine.pdf
30. Ohio	"Agritourism" means an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity.	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/ohio.pdf
31. Hawaii	Does not define agritourism but mentions agricultural tourism	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/hawaii.pdf
32. Texas	"Agritourism activity" means an activity on agricultural land for recreational or educational purposes of participants, without regard to compensation	http://nationalaglawcenter.org/wp-content/uploads/assets/agritourism/texas.pdf

TLC Yard Care

November 11, 2022

Michelle Sigfridson, Chair
Town of Brooklyn
Planning and Zoning Commission
PO Box 356
Brooklyn, CT 06234

RECEIVED

NOV 11 2022

RE: ZRC 22-007, Glamping Proposal

Dear Ms. Sigfridson,

Listening to nearly three hours of testimony last Wednesday, November 2, night against the Little Dipper Farm and their proposal was painful. It was filled with inaccurate information and even some lies. It was filled with conjecture. If I didn't know better, I would have thought we had a lot of experts in the room in the areas of farming and agriculture; camping and glamping; water and sewage; and fire prevention. We did not.

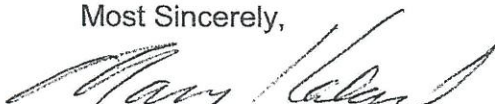
With the exception of shouting out "that's ridiculous" when the attorney for the opposition implied that people would be "stoned and drunk;" one time when I clapped when the gentleman pointed out that this property could be developed with homes; and a two times when I clapped at valid questions, regardless of what side the person was on, I remained quiet and respectful the entire evening.

When I stood to speak, the comments started immediately. This was, I have no doubt, a planned attempt to shut me down, because of the letter I had mailed to part of the community on October 28. Dr. Cornman had emailed me about the letter and I told her I was not interested in communicating with her. They were very prepared and intentional, especially Mr. Berman and Ms. Iglizzi, who both made comments the entire time I spoke as their friends disrupted me countless times with their heckling.

"Public Commentary" is a broad term. It was wrong of you to silence what I had intended to say, after allowing nearly three hours of conjecture. After nearly three hours of these people verbally abusing the owners of the Farm, while they had to sit there and take it. I had my prepared "commentary" and you censored me.

I respectfully request that this letter and the two page attachment, which are the words I had intended to read at the November 2 Public Hearing, be included in your permanent record pertaining to the ZRC 22-007 Glamping Proposal.

Most Sincerely,


Mary L. Kalencik, Owner
TLC Yard Care

cc: Carlene Kelleher, Vice Chair
Jana Roberson, Town Planner
The Little Dipper Farm

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11/2/2022 Planning & Zoning Public Hearing, Brooklyn, CT

My name is Mary Kalencik and I am the owner of a small Brooklyn-based business and a part time letter carrier in town.

I've made an effort to get to know the owners of The Little Dipper Farm and Sara. I have not yet met Arian or Brian. I have taken the time to read all of the information about their Plan for the Farm and the controversial request for a zoning change. I have taken the time to read all of the letters, opposing and supporting the plan. And I have had conversations with a lot of people in town, most of whom have questions, but are NOT opposed to the Plan.

When you visit their Website, it reads "Little Dipper Farm is a place of retreat, education, and sustainable agriculture that promotes inclusivity and community." Inclusivity and community. That is a beautiful thing. We need that.

I attended their Dark Night Sky event last week and it was wonderful. The highlight of the evening was looking at Saturn through the telescope and actually seeing the rings around it. I learned, first hand, why they named it The Little Dipper Farm.

I appreciate those of you who have voiced concerns and asked questions. Some of your concerns are valid. But some of the letters and comments are downright hateful and some of the concerns are outrageous. What we are witnessing here is no more than a "Not In My Back Yard" Campaign. We're not talking about burying toxic waste; or putting up another one of those hideous solar farms; or building an apartment complex or a housing development. And they COULD build a housing development and the opposition would have no say.

If everyone in this neighborhood truly cared about the people of Brooklyn, you would be outraged that there is a Massage parlor on Day Street. You would be outraged at the poverty and homelessness in town and that there are people in town living in campers, with no running water or septic system. There are people living in tents in wooded areas near Walmart. You would be outraged by the litter and vandalism scarring our streets. You would be outraged at the East Brooklyn Fire Department and what they have put the Nemeth family through, and now the hair salon, the embroidery shop, and the private home behind them.

You are not outraged, because those things are not happening in your back yard. Your opposition to this Plan is 100% self-serving and it is not in line with the views of the entire community.

I cannot help but wonder if there is an element of homophobia here. I pray not. Or perhaps there is some misogyny here, as the Farm is owned by two wealthy, successful women.

I started educating myself about this property by looking at the Zillow ad. "The abundance of fertile soil offers opportunities for farming, husbandry, equestrian sports, orchard or vineyard development and so much more."

Norman Berman, the marketing plan is not "slick and seductive," as you said in your letter. But the Zillow ad WAS. And YOUR 20 year old home was built on 9 acres of the "sensitive farmland" that you are so concerned about.

Sheri Abrams, in this day and age, we all know that large pieces of land hold the potential for Development. That is called progress. And it has been happening in your neighborhood since the Booth's started selling off the 1,800 acres of land that they acquired in 1943. Your Zillow ad says "privacy abounds," so, aside from feeling like you won't be able to take walks, you have little to worry about. You can't even see the road from your house.

Jim and Jacqueline Booth, you are good people. But I am sad that you would speak out against any part of this Plan. Your family made a good part of its fortune selling off Henry and Georgy's acreage and I'm guessing water, septic, and fires were never questioned as those homes were built. I am sad that the Booth family would market this property and it's "opportunities," accept \$2.5million, and then speak out against any part of the new owners' vision. Your grandparents may have been clear about wanting to keep this property "whole and open space," but that was only the part that remained after selling off hundreds of acres. Acres that were developed.

Septic, well, water, and traffic concerns are valid and they are being addressed by paid professionals. As for concerns about fires, perhaps those concerns should be addressed with our very capable firefighters at Mortlake. But please remember, there is a 26 acre pond on the property. And I am guessing that tents will be equipped with fire extinguishers.

Deborah Cornman, shame on you for your cowardly, anonymous ad in the Turnpike Buyer and for trying to incite the people of Brooklyn. Jacqueline Igliozzi, your letter in the Villager was ridiculous, but we all know that the Villager will print anything. Congratulations to both of you on your timing, because you did, in fact, ambush your new neighbors.

Maria Gandy-Winslow, you call the Plan "Outlandish?" When you sell one of your "fine properties" do you always then place restrictions on what the buyers are allowed to do with their investment?

The owners of The Little Dipper are a lovely family with four children. They are educated and knowledgeable. They have class and money. Their primary goal is to provide educational opportunities to people, which will likely benefit our schools, our Parks & Rec Department, and our Seniors. Much like Allen Hill Tree Farm, Lapsley Orchards, Wright's Mill Farm, and StoneHurst, the Farm will bring visitors and revenue to the area.

I will tell you, I have been a part-time letter carrier in Brooklyn for the past 3.5 years, covering every street in Brooklyn and Hampton and working most Saturdays and Sundays. Not once have I ever seen traffic at any of these venues, with the exception of Allen Hill at Christmas tree time and Lapsley Orchards during apple season. Not once have I ever seen traffic when they have had weddings and other events. Not once.

Here is what I believe. There won't be hootin' and hollering all night long, as some of you fear. Illegal drugs won't be tolerated. Alcohol will be used responsibly. There will be rules about noise. And, from the event on Friday night, I am certain there will be rules about lights, because we talked extensively about light pollution. The night sky at The Little Dipper Farm is one of its greatest assets. And I believe the new owners will be hands on and participate in the life of the farm. They already are.

People will come here to enjoy the land and learn. There will be "glamping," where "stunning nature meets modern luxury." And the town will benefit from it. Every single one of us will benefit from the Little Dipper Farm. Even those of you who are so hell-bent against it.

I thank the Planning & Zoning Commission for your time and consideration.

And I welcome the Corriveau family and the Little Dipper team to Brooklyn. I am sorry for what you are experiencing here.

With an open mind and an open heart, I support your Plan.

Mary L. Kalencik
TLC Yard Care, Owner

November 13, 2022

RECEIVED
NOV 14 2022

Ms. Jana Butts Roberson, AICP
Director of Community Development/Town Planner
60 South Main Street, Suite 22
Brooklyn, CT 06234

Dear Ms. Roberson and members of the Zoning Board,

My name is Dalia Belliveau and I oppose of the R/A zone change to include the word “glamping”. The definition of agriculture at the State and Federal level does not include “glamping”. The Town of Brooklyn aligns currently with the proper definition of agriculture, why change it? It has implications. As of now, some of the town residents are not fully aware of or even informed about this proposal. It does have impact on our safety and our taxes as I mentioned in my first letter.

During the last zoning meeting I was able to ZOOM and I listened on the phone while driving. I was surprised that one of our zoning members whom expressed the concern as to how to reach more residents. He was concerned that they need to be informed. His concern was more or less dismissed by the chairperson as she indicated she did not know how to reach the community. The zoning member remarks were (what I believe) was not taken seriously. There needs to be community inclusion in such a major change. Residents need to be informed that their R/A zoning commissioners are in a position of making a decision that can potentially create an “alternative” definition of R/A to include glamping. The residents need to be aware that this change in our zoning will indeed affect the entire town. It is my humble opinion that residents who are uninformed will later be distress as they see the ramifications of this unwanted change in their town. If this definition of R/A can be change then we are open to change the definition of our “residential” zone. We have opened pandora’s box. Residents need to know that this proposal can create an increase in our taxes, due to the impact on water, sewage, trash, roads, environment and our safety.

I have yet to understand the entire process. This is very concerning as I am under the premise that in order to meet the needs of this “one applicant “ it will affect “the many”. To change the entire R/A of a town and then request a special permit in order to conduct their business. If this is the case, I strongly believe many residents are not aware and its outright misleading. It’s a breach of our faith in local government that our Brooklyn leaders did not even consider informing the tax payers, only an ad in the paper on something so major. Please consider the concerns of the zoning officer who I respect for his willingness to care about the community and their need to be included.

I heard in the meeting there was a question as to how best to reach the community at large would difficult. This information could be sent to every tax paying resident; just as we get our tax notice. If we can't afford to pay for this special mailing, then how can the town expect to pay for the increase in police, fire, and public health and safety? Again, this "one" applicant has more to gain and we the "many" have a lot to lose. There was a suggestion made by a community resident to have a referendum. It was stated that it was not possible to have a referendum. That resident was also dismissed with no explanation as to why. I had trouble hearing the response but was informed the Chair mentioned that it's not possible but gave no explanation as to why. However, I tend to disagree. But I am not an attorney only a concerned Brooklyn tax payer who has lived here for over 40 years.

I have read the minutes of the Agricultural and Fire committee . The request to change R/A is not mentioned in their minutes yet their concerns mirror some of residents' that will directly be impacted. The residents want to keep their town as it is, not to change the R/A. They want the rural setting and their environment as promised when they built or purchased their homes. I question if the other town committees have been approached or if they were given an opportunity to "marinate" on this proposal. The other committees' agenda appeared to be keeping in the spirit of Brooklyn's Plans. The other committees clearly want to keep Brooklyn rural with R/A including RTE 169. This scenic way will have an increase in traffic and more road trash and less residents walking on the side roads. Brooklyn wants to provide affordable housing, support agriculture, and keeping our community safe. There is only one small note in one of the committees that mentioned glamping . But it offered no details in the minutes.

I understand there are regulations and other laws that impact land use, such as environmental and wildlife regulations which are often enforced at the state and federal level, which I do support. I highlight again there are NO "glamping " words or statements in the State or Federal agriculture zoning laws. This use of a "hybrid" definition that is being proposed by one Brooklyn resident is not fair to the "many" who live in Brooklyn. It is my belief that we who live and want to stay in Brooklyn will have to accept the consequences of having an ENTIRE TOWN change its definition to include glamping to meet the need of one. Tax payers have the right to be informed properly that an "alternative " definition in our R/A has been proposed. I believe its misleading to not informed all tax paying residents. I believe those residents that are not aware have a sense of security that they live in a R/A zone not R/A with the added word of "glamping" as defined by the applicant. Please consider not voting for the change in our current status of R/A.

Thank you,

Dalia Belliveau

Jana Roberson

From: William Green <greenwilliam@gmail.com>
Sent: Saturday, November 12, 2022 3:27 PM
To: Jana Roberson
Subject: Written comments re: ZRC 22-007

RECEIVED

NOV 14 2022

Dear Jana Butts Roberson,

I am writing in support of the changes to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use. I am a native of Brooklyn, born and raised off Day Street. I grew up traipsing around the woods with my cousins and neighbors, and grew to love the land of this town. In my opinion, this town could use more businesses, but especially businesses that make environmentally friendly use of open spaces, like campgrounds. And with the provisions that are proposed--400 feet of frontage, 125 acre minimum, 300 foot setback, it seems to me that Glamping would not threaten the natural character of the town at all.

It is difficult to maintain open space in this region due to the high value of the land. Glamping would be an excellent way to keep such land out of housing development and in a use that better preserves the character of the land in an economically viable way. A solar farm may be another good use for the old Booth farm, but I am sure that also would face stiff opposition.

I want to see the open space and natural character of Brooklyn preserved as much as anyone else, and I don't see campgrounds as a threat to that at all. In this day and age, when kids are on their phones or video games more than they are outside, what could be better than encouraging families and friends to come together in the beautiful Brooklyn outdoors. We have a beautiful town, and there are few places that match the Bush Hill farm. What Little Dipper is trying to do would help preserve that magical place and use it for the benefit of many.

Thank you for considering my comments.

Sincerely,

William (Bill) Green
15 Green Drive
Brooklyn, CT 06234