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February 6, 2025

**Via Email: [landuse@salisburyct.us](mailto:landuse@salisburyct.us)**

Dr. Michael Klemens, Chairman  
Planning & Zoning Commission  
Town of Salisbury  
Town Hall  
P.O. Box 548  
27 Main Street  
Salisbury, CT 06068

**Re: Proposed Agritourism Regulations**

Dear Chairman Klemens:

I represent Sleepy Cow Farm regarding proposed amendments to the Zoning Regulations that would allow specified agritourism uses by special permit. Pursuant to the recommendation of Ms. Conroy, I respectfully ask the Commission to hold a pre-petition meeting to discuss the draft regulation attached to this letter.

We look forward to working with the Commission on the substance and layout of the proposed regulation before filing a formal amendment petition.

Thank you for your consideration of this request.

Very truly yours,

CRAMER & ANDERSON, LLP

By   
Daniel E. Casagrande, Esq., Partner

DEC/smc  
Enclosure  
cc: Sleepy Cow Farm  
Ms. Megan Gawel

## Agritourism.

Agritourism means an activity conducted on a farm that is offered to a member of the general public or to invited guests for the purpose of education, recreation, or active involvement in the farm operation. Agritourism includes farm tours, hayrides, corn mazes, seasonal petting farms, farm museums, wedding and other event venues, pumpkin patches, pick your own or cut your own produce, classes related to agricultural products or skills and picnic and party facilities offered in conjunction with any agritourism activity.

Agritourism is allowed as a special permit use in the RR-I Zone, provided that the following prerequisites are met:

1. The property must be designated as farmland pursuant to Public Act 490 at all times that agritourism activities are conducted.
2. No overnight lodging shall be allowed.
3. The minimum acreage of the lot is fifty (50) acres.
4. The lot shall abut a State highway.
5. Any structures or areas to be used for agritourism shall be located at least 500 feet from the property line.
6. Access to the agritourism use shall be owned in fee simple by the lot owner and shall be a minimum of fifty feet in width.
7. The maximum building coverage for all structures and other areas designated for the agritourism use shall not exceed ten percent of the lot area.
8. Parking – to equal.
9. All indoor music shall stop no later than 10:30 p.m., and all outdoor music and food or beverage service shall stop at 9:00 p.m.