



Statement of Use

The proposed use is for **farm-centered agri-tourism events** to be hosted periodically at Hunts Brook Farm, a working farm consisting of 91 contiguous acres across three parcels: 108, 109, and 114 Hunts Brook Road, all within the RU-120 Zoning District of Waterford, CT. Events are designed to celebrate local agriculture, foster community connection, and promote sustainability by offering educational, culinary, and cultural experiences rooted in the working landscape of the farm.

This use complies with **Section 3.41 of the Waterford Zoning Regulations** governing agri-tourism and is submitted under the **Special Permit with Design Review** process outlined in **Section 23**. The events will occur on a 28-acre parcel of the farm (109 Hunts Brook Road), designated as farmland under CGS §12-107(c) (PA 490). All activities will comply with the standards set forth in the zoning regulations for agri-tourism.

Event Standards (Maximums)

- **Days of Operation:** Events will be held no more than two days per week and no more than one event per weekend (Friday–Sunday), not exceeding 25 agri-tourism events annually.
- **Hours of Operation:** All events will take place between 8:00 a.m. and 10:00 p.m.
- **Attendance:** Maximum of 150 people on site at any given time.
- **Amplified Sound:** No event will feature exterior amplified sound. All music, if present, will be non-amplified and limited to designated timeframes.
- **Overnight Lodging:** No overnight lodging will be permitted.

Description of Use

Guests will park in a designated area >150 feet from all property lines and walk past the lower terrace fields to the event site. Activities may include outdoor dining, music, educational walks, or seasonal celebrations that enhance understanding and appreciation of local agriculture. Events are temporary, low-impact, and designed to supplement farm income while providing public benefit aligned with the rural character of Waterford.

Structures & Facilities (Maximums)

If an event requires infrastructure, the following maximum temporary structures may be used:

- One dining tent (up to 2,500 sq. ft.)
- One kitchen tent (up to 600 sq. ft.)

- One beverage tent (up to 225 sq. ft.)
- One restroom tent (up to 225 sq. ft.) with ADA-compliant portable restrooms and handwashing stations

All structures are single-level and will be placed >150 feet from all property lines. Structures are removed promptly after each event.

Utilities

- **Water:** On-site potable water or brought-in potable water will support event needs.
- **Sanitation:** Portable restrooms and handwashing stations will be used for each event.
- **Power & Lighting:** Temporary electrical or existing farm service (100 AMP) will be used. Lighting includes downcast under-tent fixtures and perimeter string lights, contained entirely within the event footprint.

Operations

- The farm owner, who resides on-site in parcel 108, will be present during all event operations.
- Staffing may include farm personnel, event staff, and parking attendants (up to 20 staff members total).
- No existing structures will be demolished.
- No zoning variances are requested or required.

Statement of Compliance with Section 23.5 Findings

23.5.1 – Compliance with the Plan of Preservation, Conservation and Development

Farm-centered events support the POCD's goals for farmland preservation, community engagement, and sustainability. Events promote local food access, reinforce rural character, and align with the Plan's vision for economic and social resilience.

23.5.2 – Orderly Development

Events are temporary and visually harmonious with the surrounding farmland. They do not hinder the development of adjacent properties and use portions of the farm that do not conflict with residential use.

23.5.3 – Property Values

All activities are modest in scale and conducted with sensitivity to neighboring land uses. Structures are temporary, buffered, and in keeping with the rural context, ensuring no negative impact on adjacent property values.

23.5.4 – Public Safety

The event area is accessible to emergency vehicles and personnel. Lighting, clear pathways, and on-site supervision will be present during all operations.

23.5.5 – Traffic Considerations

Parking areas are located away from road frontage and accessed via existing farm driveways. Traffic volume is limited, and event frequency complies with Section 3.41 limits, minimizing congestion. No new curb cuts or street modifications are proposed.

23.5.6 – Landscaping and Buffers

Natural topography provides built-in screening. See Statement of Design Compatibility.

23.5.7 – Utilities, Drainage, and Community Facilities

Water, sanitation, and drainage are managed entirely on-site using temporary, contained systems. No demand is placed on public utilities or facilities. Drainage remains unchanged and will not impact adjacent properties or roads.

23.5.8 – Compliance with Zoning Regulations

All elements of the use—including structure placement, parking, lighting, sound, and frequency—comply with Sections 3.41 and 23 of the Waterford Zoning Regulations.

23.5.9 – Community Character, Health, and Welfare

The events enhance community wellbeing by offering safe, educational, and enriching farm experiences. They support local agriculture, foster neighborly connection, and reflect the visual and cultural identity of Waterford.

Statement of Design Compatibility

The proposed use consists of occasional farm-centered agri-tourism events that are intentionally designed to be low-impact, seasonal, and visually harmonious with the rural and agricultural character of the surrounding area. Temporary infrastructure, subdued lighting, and site sensitivity ensure compatibility with both adjacent land uses and the broader character of Waterford.

Compatibility with the Neighborhood

All event activities and structures are set back more than 150 feet from all property lines and surrounded by actively managed farmland. The topography of the site—specifically the location of event areas below a natural hill—offers substantial built-in visual screening from the public road.

No exterior amplification will be used at any event. Non-amplified music may be present during limited hours, such as during arrival or a welcome reception, and will conclude no later than 8:00 p.m. Event operations conclude no later than 10:00 p.m., ensuring a peaceful environment for nearby residents.

Prior to the knowledge of local regulations, Hunts Brook Farm has previously hosted events without issue or complaint, demonstrating compatibility with surrounding land uses and positive integration into the local community.

Compatibility with the Character of Waterford

These farm-centered events reflect Waterford's ongoing commitment to land preservation, local food systems, and community connection. Every design choice—from the use of open-air tents to locally sourced décor, string lights, and shared wooden farm tables—celebrates the identity of Waterford as a town rooted in stewardship, culture, and small-scale agriculture.

All structures are temporary and removed following each event, ensuring the continued agricultural use and visual integrity of the site.

Compliance with Zoning Regulations

Events will comply with all requirements of **Sections 3.41 and 23** of the Waterford Zoning Regulations, including limits on frequency, event hours, site buffering, parking setbacks, lighting, and sound control. No permanent structures are proposed, and all temporary elements are designed to be reversible, respectful, and in alignment with both the letter and intent of Waterford's land use framework.

Statement of Consistency with the Adopted Plan of Preservation, Conservation, and Development

The proposed agri-tourism use at Hunts Brook Farm is consistent with the goals and policies of the **Town of Waterford's Plan of Preservation, Conservation, and Development (POCD)**. These events are temporary, mission-driven, and supportive of long-term town objectives, including farmland preservation, sustainable land use, cultural vitality, and economic resilience.

Preserve: Natural Resources and Open Space (POCD p. 18-20)

Events occur entirely on existing farmland, using temporary structures and preserving the natural contours and agricultural use of the land. No grading, paving, or permanent improvements are proposed. This directly supports the POCD's call to preserve Waterford's rural landscape and protect farmland as an open space resource.

Enhance: Community Character and Quality of Life (POCD pp. 32, 38–39)

The events offer an opportunity for residents and visitors to gather on a working farm and connect with local food and farming practices in a setting that enhances the town's character. Design elements—such as natural lighting, communal seating, and non-intrusive music—are intended to provide beauty, peace, and social enrichment in line with Waterford's values.

Encourage Farms and Farming (POCD p. 44)

By creating opportunities to share farm-grown food and connect directly with the public, these events increase the visibility and viability of farming in Waterford. The model supports agricultural entrepreneurship, diversifies on-farm revenue, and brings health, nutritional, and educational value to the broader community.

Guide: Sustainable Development and Land Use (POCD p. 48)

The proposal exemplifies creative, low-impact land use. Events are layered seasonally on top of core agricultural activities without interrupting food production. This dual use supports the farm economically while preserving its primary agricultural purpose, in full alignment with the POCD's goals for rural sustainability.

Support: Community Facilities and Services (POCD pp. 66–67)

All infrastructure—including lighting, restrooms, water, and traffic management—is handled privately on-site. The events require no additional municipal support or services and create no strain on town infrastructure, consistent with the Plan's aim of offering public benefits without increasing burden on local facilities.