

1. Temporary Dwelling Units for Seasonal Farm Workers:

Issues:

a)

The revision should keep in mind that a single farm may raise crops with different planting and/or harvest times meaning there could be several times per year when seasonal help is needed.

b) Does the Zoning Commission think this use should require a permit for each planting/harvest time when temporary housing will be used, one general permit for the entire calendar year to include all planting/harvest periods, but not to exceed 6 weeks in any calendar year, or no permit required as long as the farm is already permitted? c) Is that 6 week limitation workable/reasonable?

d) What about a requirement for the removal of the trailer/RV from the property when not in use? (Don't want them sitting on a site for extended periods between harvest seasons)

e) Is there a maximum number of trailers that should be permitted?

f) Can Atty. Zizka think of any other issues to address or improvements to my first draft below? (I'm sure he can.)

Proposed:

2.3.2.c Mobile homes or mobile home parks **EXCEPT AS MAY BE ALLOWED UNDER SECTION 12.8**

12.8.2 Temporary Trailers **OR SIMILAR VEHICLES** for Living Purposes.

A. A permit, not to exceed four weeks in any calendar year, may be issued by the Zoning Enforcement Officer for one visiting trailer **OR SIMILAR VEHICLE** to be used for living purposes on a lot zoned for residential use. Any such trailer **OR SIMILAR VEHICLE** must be parked on the rear half of the lot and must be located at least 25 feet away from every lot line. No more than one such permit may be issued in any calendar year.

B. A PERMIT, NOT TO EXCEED SIX WEEKS IN ANY CALENDAR YEAR, MAY BE ISSUED BY THE ZONING ENFORCEMENT OFFICER FOR NO MORE THAN ___ TRAILERS OR SIMILAR VEHICLES TO BE USED BY SEASONAL AGRICULTURAL WORKERS FOR LIVING PURPOSES ON AN APPROVED FARM OR FOR MORE THAN ___ SUCH VEHICLES, THE COMMISSION MAY APPROVE A SPECIAL PERMIT. ANY SUCH TRAILER OR SIMILAR VEHICLE MUST BE PARKED ON THE REAR HALF OF THE LOT AND MUST BE LOCATED AT LEAST 50 FEET FROM EVERY LOT LINE. THE SIX WEEK USE LIMITATION MAY BE FOR ONE SIX WEEK PERIOD OR FOR SEVERAL SHORTER TIME PERIODS TOTALING NO MORE THAN SIX WEEKS, BUT THE VEHICLE(S) MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY WHEN NOT IN USE. NO SUCH TRAILER OR SIMILAR VEHICLE MAY BE USED UNLESS ALL OTHER REQUIRED APPROVALS, INCLUDING BUT NOT LIMITED TO ANY APPROVALS FOR WATER SUPPLY AND SANITATION, HAVE BEEN OBTAINED.

2. Addressing the problem that the Lake Waramaug Country Club and Washington Club often rent out their properties for parties, weddings, etc. that aren't necessarily customary and incidental uses and the Zoning Commission does not want to require them to get a permit every time they do so

Issue:

Per Atty. Zizka's advice, club rentals may be considered customary and incidental uses and so the proposed revision below would not be necessary. Question: How can the Commission ensure that future commissioners and staff will agree with this interpretation and act accordingly?

Proposed:

12.8.3.D TEMPORARY EVENTS ON PROPERTY PRINCIPALLY USED FOR LAKE WARAMAUG COUNTRY CLUB OR WASHINGTON CLUB PURPOSES.

April 27, 2021

3rd Draft - Temporary Dwelling Units for Seasonal Farm Workers

Key:

Existing language

PROPOSED LANGUAGE

2.3.2 ...In addition, the following are specifically prohibited:

2.3.2.c Mobile homes or mobile home parks **EXCEPT AS MAY BE ALLOWED UNDER SECTION 12.8**

12.8.2 Temporary Trailers **OR SIMILAR VEHICLES** for living purposes.

A. A permit, not to exceed four weeks in any calendar year, may be issued by the Zoning Enforcement Officer for one visiting trailer **OR SIMILAR VEHICLE** to be used for living purposes on a lot zoned for residential use. Any such trailer **OR SIMILAR VEHICLE** must be parked on the rear half of the lot and must be located at least 25 feet away from every lot line. No more than one such permit may be issued in any calendar year.

B. A PERMIT, NOT TO EXCEED SIX WEEKS IN ANY CALENDAR YEAR, MAY BE ISSUED BY THE ZONING ENFORCEMENT OFFICER FOR NO MORE THAN TWO TRAILERS OR SIMILAR VEHICLES TO BE USED BY SEASONAL AGRICULTURAL WORKERS FOR LIVING PURPOSES ON A FARM. ANY SUCH TRAILER OR SIMILAR VEHICLE MUST BE PARKED ON THE REAR HALF OF THE LOT AND MUST BE LOCATED AT LEAST 50 FEET FROM EVERY LOT LINE. THE SIX WEEK USE LIMITATION MAY BE FOR ONE SIX WEEK PERIOD OR FOR SEVERAL SHORTER PERIODS TOTALING NO MORE THAN SIX WEEKS, BUT THE VEHICLE(S) MUST BE IMMEDIATELY REMOVED FROM THE PROPERTY WHEN NOT IN USE. THE ZONING ENFORCEMENT OFFICER MAY GRANT A REQUEST FOR AN EXTENSION OF THE SIX WEEK LIMITATION, BUT NO EXTENSION GRANTED SHALL BE FOR MORE THAN TWO WEEKS. NO SUCH TRAILER OR SIMILAR VEHICLE MAY BE USED UNLESS ALL OTHER REQUIRED APPROVALS, INCLUDING BUT NOT LIMITED TO ANY APPROVALS FOR WATER SUPPLY AND SANITATION, HAVE BEEN OBTAINED.