



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **August 23, 2016**

Zoning Amendment:
None

Acres: 0.45
Survey Req. No

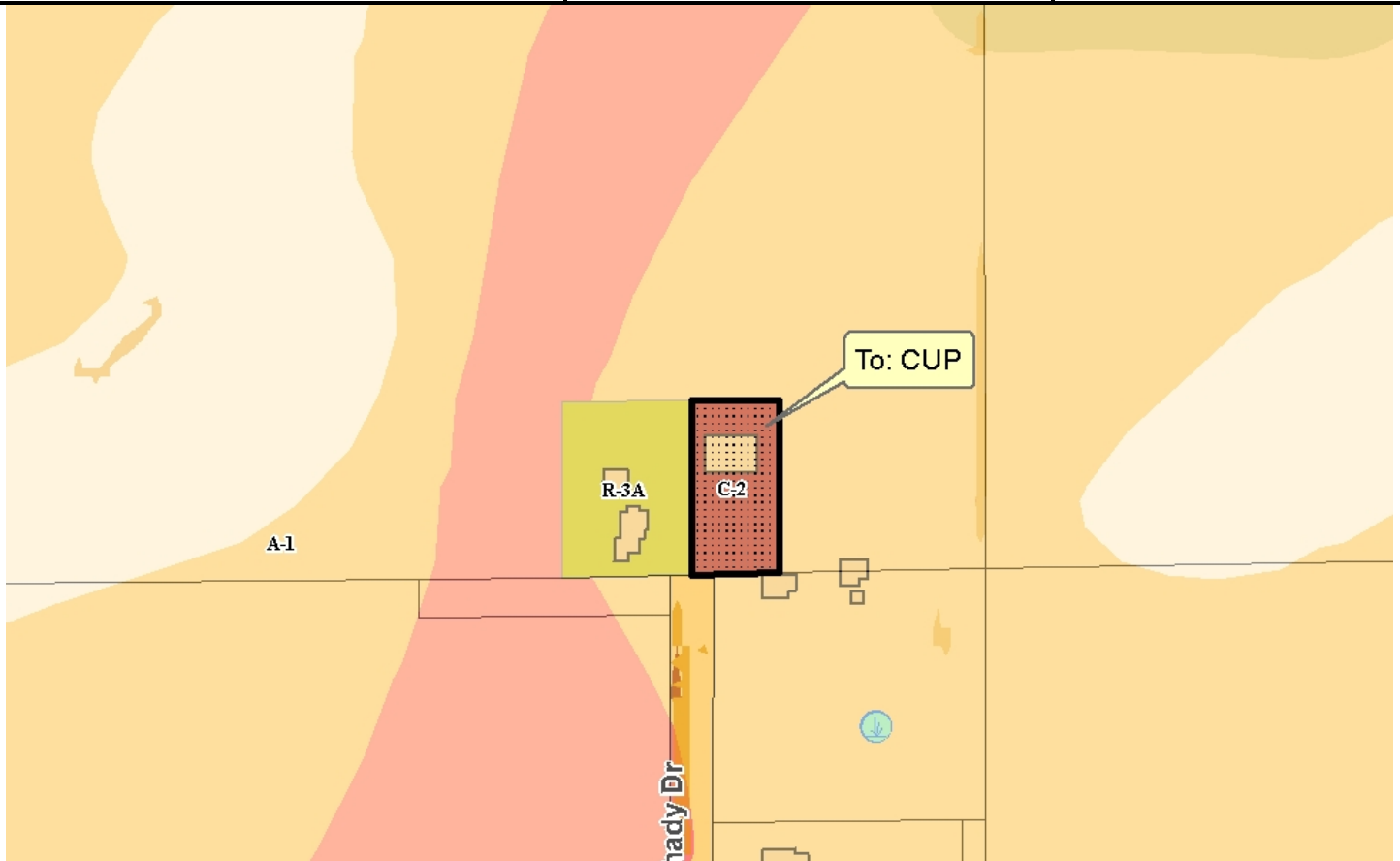
Reason:
Agricultural Use in a Commercial Zoning District

Petition: **CUP 2352**

Town/sect:
Bristol Section 02

Applicant
Daniel Ringelstetter

Location:
7729 Shady Drive



DESCRIPTION: The applicant would like to construct a greenhouse to raise fruits and vegetables using hydroponics

OBSERVATIONS: The 20-acre property contains a 2-family dwelling unit, residential garage, and a 2400 square-foot commercial building. A 0.45-acre portion of the property was zoned for commercial purposes in 1984 in order to allow a remodeling business and auto repair. The entire property consists of Class II soils. No other sensitive environmental features observed.

TOWN PLAN: The property is located in the Agricultural Preservation Area, however, the Town of Bristol does not participate in the Agricultural Preservation Program. Agricultural uses are encouraged in the Agricultural Preservation Area.

RESOURCE PROTECTION: The property is outside the resource protection area.

STAFF: Any agricultural uses within a commercial zoning district requires a conditional use permit. The hydroponic greenhouse appears to be compatible with other commercial land uses. Staff suggests 2 conditions be placed on the conditional use permit.

TOWN: Approved conditioned upon limits on the land use and prohibiting retail sales of agricultural products on the property.

Proposed Conditional Use Permit #2352

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

1. The agricultural use shall be limited to an aquaponics greenhouse.
2. Retail sales of agricultural products on the property shall be prohibited.