

AGENDA  
Colchester Agriculture Commission  
March 15, 2021  
Meeting via Zoom  
Time: 4:00 pm

1. Call to Order
2. ADDITIONS/CHANGES TO THE AGENDA
3. CITIZEN'S COMMENTS
4. CONSENT AGENDA
  - a. Approve the Minutes of the December 21, 2020 Agriculture Commission Meeting
5. CHAIRMAN'S ADDRESS
6. PRESENTATION: Matt Bordeaux, Planning Director of Colchester Planning and Zoning will give a presentation on the application for regulation amendment to adopt a large-scale indoor agriculture floating zone.
7. Old Business
8. New Business
9. Adjourn

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TOWN CLERK

**TOWN OF COLCHESTER  
PLANNING AND ZONING DEPARTMENT**

**TO:** Agriculture Commission

**FROM:** Matthew Bordeaux, Planning Director *MRB*

**DATE:** March 8, 2021

**RE:** Application for Regulation Amendment to adopt a Large-Scale Indoor Agriculture Floating Zone

***Introduction***

The Planning and Zoning Commission (PZC) has received an application from CMMD, LLC for a zoning regulation text amendment proposing the adoption of a floating zone to permit Large-Scale Agricultural Buildings. The proposal would allow an applicant to request a zone change, accompanied by a master (conceptual) plan for one or more parcels to construct a large indoor growing facility with associated improvements such as parking, stormwater management, utility improvements and storage. Following a public hearing on the zone change request, if the Commission approves the zone change, an applicant may prepare a full site plan application, designed by a licensed design professional for the Commission's approval.

As proposed, the floating zone, referred to as the Large-Scale Indoor Agriculture (LSIA) zone, would include the following:

- Permitted activity in LSIA would include:
  - Agricultural buildings not less than 20k sq. ft. nor more than 350k sq. ft.
  - Indoor horticulture including cultivation of marijuana.
  - Processing or manufacture of crops cultivated on premises.
  - Research activities directly related to horticultural operations in LSIA.
  - Accessory Uses
  
- Subject to zone district change approval from the PZC, the floating zone would be eligible to “land” in the Rural, Suburban and Future Development Districts.
  
- All Large-Scale Agricultural Buildings proposed in the floating zone shall be served by municipal water and sewer facilities.
  
- All buildings or structures shall be at least 100’ from any residential building or residentially zoned parcel.
  
- Bulk Standards:
  - Minimum lot area – 15 acres
  - Frontage – 300’
  - Max building height – 45’
  - A single building footprint may not exceed 175k sq. ft.