



Town of Charlotte

ESTABLISHED 1762

Town of Charlotte, Vermont
Planning Commission
January 25, 2018

To: House Agriculture and Forestry Committee
From: Town of Charlotte, Planning Commission
Date: January 25, 2018
Re: H.663 - Accessory On-farm Businesses

Thank you for inviting testimony from the Planning Commission of Town of Charlotte, Vermont regarding the accessory on-farm business draft legislation. The following are our comments regarding the Bill draft language referencing the “as-introduced version” (VTLEG #328801 v.7)

We have the following comments regarding the proposed legislation.

General

Qualifying Products is a defined term in the propose legislation and should be capitalized throughout the document to provide clarity that the defined term is what is being referenced.

Page 2, Lines 18 – 21

Please clarify how the value of 50 percent of the total annual sales of a qualifying product are calculated – by mass, volume, gross sales, etc.?

Page 3, Lines 5-8

Eliminate private events as a category of accessory on-farm business. The use of a Farm for Weddings, conferences, concerts, etc. has no identifiable connection to the use of the land as a Farm and therefore should not be exempt from complying with existing town or State regulations. To exempt this type of event simply because it is taking place on the same parcel of land where farming occurs creates an unfair business advantage over similar venues that are required to comply with town regulations (traffic, noise, hours of operations, water capacity, sanitary capacity, Life safety occupancy capacities, Department of Health, etc.).

Page 4, Lines 15 – 16

Delete these lines – see comment below.

Page 4, Lines 17-21

Modify these provisions to preclude a municipal bylaw change and add requirements to this bill that the accessory on-farm use comply with the same standards as a similar commercial use that is subject to the town’s regulations.

Thank you for your attention to this.

Sincerely,

The Charlotte Planning Commission