

3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4276



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

NOTICE OF APPLICATION FOR TEXT AMENDMENT

December 4, 2023

Town Clerk
Town of Monroe
7 Fan Hill Road
Monroe, CT 06468

Town Clerk
Town of Southbury
501 Main Street South
Southbury, CT 06488

Town Clerk
Town of Oxford
486 Oxford Road
Oxford, CT 06478

Town Clerk
Town of Bethel
1 School Street
Bethel, CT 06801

Town Clerk
Town of Brookfield
100 Pocono Road
Brookfield, CT 06804

Town Clerk
Town of Easton
225 Center Road
Easton, CT 06612

Town Clerk
Town of Redding
100 Hill Road
Redding, CT 06896

On January 4, 2024 the Newtown Planning and Zoning Commission will hold a public hearing regarding the below-referenced application. A copy of the proposed text amendment is attached as a separate document for your review.

Application 23.22 by Newtown Planning and Zoning Commission, for a Text Amendment to the Zoning Regulations of the Town of Newtown, to §1.02 to add to the Farming definition the allowance of Pig Farming and §3.01, to allow the Permitted Uses and Special Exceptions of Pig Farming in Farming and Residential Zones, as demonstrated by supporting documents submitted to the Land Use Agency 11/08/23.

Please submit any comments to amy.coyle@newtown-ct.gov or mail to the Land Use Agency, 3 Primrose Street, Newtown, CT 06470.

Sincerely,

Amy Coyle, Clerk
Newtown Planning and Zoning Commission

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TOWN CLERK
BETHEL, CT.

3 Primrose Street
Newtown, CT 06470
(203) 270-4276
(203) 270-4278 Fax



TOWN OF NEWTOWN LAND USE AGENCY

ARTICLE I – GENERAL

SECTION 2 - INTERPRETATIONS AND DEFINITIONS

Farming- Essential activities on a farm including horticulture, crop raising, and the management of livestock but excluding operating a kennel, operating a pig farm, or the raising of pelt bearing animals or wildlife.

ARTICLE III - RESIDENTIAL USES

SECTION 1 - FARMING AND RESIDENTIAL ZONES

Permitted Uses

3.01.230 Pig Farm – the housing and care for up to 5 pigs. At the rate of 2 pigs for the first 2 acres plus 1 pig per additional 20,000 Sq. Ft. of property. Areas housing pigs must conform to CT Department of Public Health for dwelling setbacks as adopted and amended.

3.01.231 Manure must be removed from the site periodically, while stored on site must meet the following minimum setbacks:

- (a) Manure must be located at least one hundred (100) feet from any well, stream or other watercourse
- (b) Manure must be located at least one hundred (100) feet from any property line
- (c) Must conform to CT Department of Public Health for dwelling setbacks as adopted and amended.

Special Exception

3.01.390 Pig Farm – The housing and care for more than 5 pigs. Minimum lot size 4 acres. Areas housing pigs must conform to CT Department of Public Health for dwelling setbacks as adopted and amended.

3.01.391 Manure must be removed from the site periodically, while stored on site must meet the following minimum setbacks:

- (a) Manure must be located at least one hundred (100) feet from any well, stream or other watercourse
- (b) Manure must be located at least one hundred (100) feet from any property line
- (c) Must conform to CT Department of Public Health for dwelling setbacks as adopted and amended.