



PLANNING & ZONING COMMISSION  
**Canton, Connecticut Inc. 1806**  
4 Market Street, Collinsville, Connecticut 06022

**PLANNING & ZONING COMMISSION APPROVAL/CERTIFICATE OF ACTION**  
**FILE 156; APLN 2566**

June 30, 2026

RE: **File 156; Apln 2566**; Zoning Regulation Amendments; Proposed update to Agricultural uses; Section 470-202 – Defined terms; Section 470-302A(2) – Principal uses and structures; Permitted as of right; Section 470-303B(d) – Accessory uses and structures; Permitted as of right; Canton Planning and Zoning Commission, owner/applicant

At a Regular Meeting on Wednesday, June 15, 2026, the Canton Planning and Zoning Commission voted on the above referenced item.

MOTION: Commissioner Vogel **MOVED**, that the Canton Planning and Zoning Commission does hereby **APPROVE File 156; Apln 2566**; Zoning Regulation Amendments; Proposed update to Agricultural uses; Section 470-202 – Defined terms; Section 470-302A(2) – Principal uses and structures; Permitted as of right; Section 470-303B(d) – Accessory uses and structures; Permitted as of right; Canton Planning and Zoning Commission, owner/applicant.

This approval is made, in part, based on the Commission's review of and reliance upon testimony received at a Public Hearing commenced on June 17, 2026, and closed on that date, and the following documentation submitted by the applicant or others during the proceedings on the application:

Exhibits #

1. Text Amendment Application - Zoning Text Amendment Application – **File 156; Apln 2566**; Zoning Regulation Amendments; Proposed update to Agricultural uses; Section 470-202 – Defined terms; Section 470-302A(2) – Principal uses and structures; Permitted as of right; Section 470-303B(d) – Accessory uses and structures; Permitted as of right; Canton Planning and Zoning Commission, owner/applicant
2. CRCOG Referral Form, dated 4/23/26
3. CRCOG Email Receipt, dated 4/23/26
4. NHCOG Referral Email Receipt, dated 4/23/26
5. NHCOG Referral Response, dated 5/1/26
6. Town Clerk Letters
7. 6/17/26 PZC Public Hearing Notice
8. Staff Report, dated 06/09/26
9. CRCOG Letter, dated 6/15/26

This approval is granted because the Commission finds that the application, as modified by this approval, results in regulation's that are consistent with the requirements of CGS § 8-2, and does not conflict with the comprehensive plan of the community, or Plan of Conservation and Development.

This approval is effective July 7, 2026.

**SECONDED BY:** Commissioner Vinick

**VOTE:** Passed unanimously.

Adopted on June 15, 2026

Effective on July 7, 2026

**Proposed Amendment Language:**

Add in Section 470-202 under "Agriculture-related terms":

"SEASONAL FARMWORKER HOUSING - A building or portion thereof, accessory to a farm, used for the seasonal occupancy of persons employed in agriculture on the same farm. Such use may include sleeping quarters and common sanitary facilities, and may include common cooking and dining facilities, but shall not be deemed a boarding house, accessory dwelling unit, or other principal residential use for purposes of these regulations."

Add a new subsection in Section 470-303B(1) "Agricultural and animal-related uses and structures"  
(Permitted as of right)

"(i) Seasonal farmworker housing, provided that:

- [1] Such use shall be accessory to an active farm and located on the same parcel as the principal agricultural use.
- [2] Such use shall not be permitted on a limited farm.
- [3] Occupancy shall be limited to persons employed in agriculture on the farm where the housing is located.
- [4] Such housing shall be occupied only on a seasonal basis in connection with active agricultural operations, and in no event for more than nine months in any calendar year.
- [5] Seasonal farmworker housing shall not contain more than eight beds and shall not exceed 1,500 square feet of gross floor area.
- [6] Seasonal farmworker housing shall not be rented or offered for occupancy for any non-agricultural purpose.
- [7] Any building used for seasonal farmworker housing shall comply with all applicable requirements of the Connecticut State Building Code, Fire Code, and Farmington Valley Health District.
- [8] Any detached building used for seasonal farmworker housing shall comply with the setback requirements applicable to accessory agricultural buildings and structures under Section 470-303B(1)(d), and with all other applicable bulk requirements of these regulations.
- [9] Nothing in this section shall authorize the use of a travel trailer, pick-up camper, recreational vehicle, tent trailer, or similar equipment for seasonal farmworker housing unless separately authorized by these regulations."

Add a new section under Section 470-303D(2) (Permitted by special permit)

"(d) Seasonal farmworker housing beyond the limitations of Section 470-303B(1)(i)"