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Norwich, CT 06360  
(860)889-2324  
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Mark Wujtewicz  
Planner  
Town of Waterford  
15 Rope Ferry Road  
Waterford, CT 06385

I am writing in response to a request for an intermunicipal referral for the Town of Waterford. The application was received on December 10, 2025. The application was referred to this agency pursuant to Section 8-3(b) of the Connecticut General Statutes.

The proposed amendments seek to establish regulations for Agri-tourism (Section 3.41) within the RU-120 Zone District. The purpose of these regulations is to allow Agri-tourism uses while simultaneously maintaining the rural character of the area, preserving farmland, and protecting the health, safety, and welfare of citizens. Agri-tourism is defined as a unique opportunity to combine tourism and agriculture, offering financial, educational, and social benefits to the community, and allowing farmers to supplement their primary activities.

The proposed regulations address two types of operations:

1. Agri-tourism activities: These are multi-day seasonal uses accessory to the farm operation, such as u-pick operations, hayrides, corn mazes, petting zoos, farmer's markets, and garden tours. These activities are considered accessory uses for farming in the RU-120 district and are not subject to a Special Permit.

2. Agri-tourism events: These are single-day uses or multi-day uses (not exceeding three consecutive days). Events require the issuance of a Special Permit and may include Farm Catering and Banquet Events (private events like weddings) or Farm Promotional Events (open to the public, like educational farm tours or Farm-to-Table Dining Experiences).

Key requirements for Agri-tourism include operational limitations and property specifications, such as limiting total events to no more than 25 per calendar year, prohibiting overnight lodging, and requiring all activities and events to occur between 8:00 a.m. and 10:00 p.m. Furthermore, the regulations require the property owner to reside on the property and be present during any activity or event. The parcel used for Agri-tourism must consist of no less than 20 contiguous acres, with at least 51% of that gross area meeting the definition of a Farm and being designated as farmland by the Town Assessor.

Based on a review of the material provided, I have determined that the proposed zoning regulation amendment is not likely to have a negative intermunicipal impact.

If you have any questions, please contact me at [tlussier@secogct.gov](mailto:tlussier@secogct.gov).

Sincerely,  
Taylor Lussier  
Planner I  
SECOG  
[tlussier@secogct.gov](mailto:tlussier@secogct.gov)

