

## 4.2 Special Permits

### 4.2.19 Specialized Agricultural Building

#### Section 10- Supplementary Regulation:

##### 10.23 Specialized Agricultural Building

10.23.1 Intent. The intent of this section is to allow for the use of a large scale agricultural building for the sole purpose of creating avian vaccines. It is also the intent to minimize the potential adverse impacts that certain large scale agricultural buildings and associated activities may have on the neighborhood with respect to public health, welfare and property values.

10.23.2 Standards. The Commission shall approve a permit for a specialized agricultural building only upon finding that:

- a. The building will be adequately screened from view from surrounding properties. The size of the building/structure shall be limited to 15,000 square foot, foot print and a gross floor area of 30,000 square feet. Minimum lot size is three acres.
- b. Roads and intersections providing access to the building and associated parking and loading will be adequate to provide safe and uncongested movement of traffic.
- c. Parking and driveways will be setback from side and rear lot lines by a minimum of 50 feet. Parking areas shall be designed and screened so as to minimize impact on surrounding areas.
- d. The applicant is required to submit plans to the Health District and Inland Wetlands Commission for any comments either may wish to make.
- e. Any noxious or offensive emissions emanating or resulting from the proposed use shall be properly mitigated.

#### Section 19 Definitions

19.3 Specialized Agricultural Building: The use of a building for the production of avian vaccines, with activities that involve maintaining fowl in a sterile environment for biological material to be harvested and sold to pharmaceutical companies; shelter fowl based on the humane care standards of the Federation of Animal Science Societies' Guide for the Care and Use of Agricultural Animals in Research and Teaching and workplace for more than 5 non-family members.