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Use and Operation of the Regional Market at Hartford

Sec. 22-64-1. Marketing hours and days

The marketing hours and days shall be as fixed and posted by the marketing authority after taking into consideration the needs of the users of the market.

Sec. 22-64-2. Use of marketing property restricted

No person shall sell any products on any part of the market except from the part of the buildings or space leased by him or from railroad cars placed on the team tracks or railroad spurs on the market. No products shall be sold or delivered on any part of the market where both parties to the sale or delivery are nontenants of the marketing authority. No product shall be delivered, deposited or stored on any part of the market by a nontenant to be picked up by a nontenant or his agent.

Sec. 22-64-3. Refuse disposal by tenants

Each person renting space in any building on the market, and the restaurant lessee, shall provide his own refuse containers of a type approved by the marketing authority, its employees or agents. Each such person, except office tenants, shall have all refuse removed from his premises and from the market property each business day at his own expense; provided, if arrangements are made by the marketing authority for the removal of such refuse, the cost shall be paid by the marketing authority and each such person shall pay to the authority, on or before the tenth day of each month, his proportionate share of the cost as determined by the marketing authority.

Sec. 22-64-4. Refuse disposal by others

All persons other than those specified in section 22-64-3 using the market shall place all their refuse in containers provided for such purposes on the market by the marketing authority.

Sec. 22-64-5. Tenants to keep premises painted and clean

All tenants of buildings on the market shall keep their premises well painted (except for exterior), clean and well-swept, to the satisfaction of the marketing authority.

Sec. 22-64-6. Drain clean-out baskets

Clean-out baskets in the drains of each store unit shall be kept in place at all times except when being cleaned.

Sec. 22-64-7. Piling of goods on platform

Each wholesale store lessee may pile goods in all areas on the truck side platform of his leased premises except in areas necessary for traffic purposes and as designated by the marketing authority.

Sec. 22-64-8. Enclosure of platform by lessee

Each such lessee shall have the right to enclose the platform in front of his leased premises, provided plans and specifications for such enclosure shall be approved by the marketing authority and provided the end doors of the enclosure shall be not less than nine feet in width, an alleyway of the same width running parallel with the store buildings shall be left open for the purpose of traffic during the hours of business operation and the enclosed platform shall be maintained at all times to the satisfaction of the marketing authority.

Sec. 22-64-9. Lessees to provide fire extinguishers

Each wholesale store lessee and restaurant operator shall provide at his own expense, except as is hereinafter stated, a soda acid fire extinguisher of two and one-half gallon capacity for his leased premises. Each lessee occupying more than four store units shall provide at his own expense two such extinguishers for the leased premises. Each extinguisher shall be recharged annually with the date of recharging placed on the attached tag.

Sec. 22-64-10. Peddlers to confine activities to leased stalls

No servicing, arranging or discarding of products or containers by a retail fruit and vegetable peddler shall be made except at a stall space leased by him for the same.

Sec. 22-64-11. Signs on exterior of leased premises

Signs on the exterior of any leased premises shall be limited to such signs as are approved by the marketing authority.

Sec. 22-64-12. Signs on doors of office tenants

Office tenants may place the name of their firms or agencies on the window of the door leading to their leased offices, of a size, design and color as approved by the marketing authority.

Sec. 22-64-13. Sanitary requirements for products

All products sold on the market shall conform to the sanitary requirements of the federal and state statutes and to the health ordinances of the city of Hartford.

Sec. 22-64-14. Products subject to authority inspection

All products offered for sale on the market shall be subject to inspection by the marketing authority.

Sec. 22-64-15. Weighing of poultry

Poultry offered for sale by weight shall be weighed in full view of the purchaser.

Sec. 22-64-16. Testing of scales and measures

All scales and measures to be used on the market shall have been tested and approved by the city or state sealer of weights and measures.

Sec. 22-64-17. Hand trucks and conveyors to have rubber tires

All hand trucks and all other types of moveable conveyors, used on the market, shall be equipped with rubber tires.

Sec. 22-64-18. Forestalling prohibited

Forestalling, such as intercepting a farmer or dealer before he reaches his leased stall space on the market with an offer to buy a part or all of his load, is prohibited.

Sec. 22-64-19. Parking of vehicles and trailers

The parking of any vehicles or trailers on the market during market hours shall be limited to such places as are designated by the marketing authority. No vehicles or trailers except those owned by store lessees or sublessees or vehicles or trucks owned by others while in the process of loading or unloading goods or merchandise shall be parked on any part of the market at night. No unregistered vehicles or trailers shall be parked, stored or abandoned on any part of the market.

Sec. 22-64-20. Speed limit

The maximum speed of any vehicle on the market shall not exceed fifteen miles per hour.

Sec. 22-64-21. Violation of traffic regulations

Any violation of the vehicle, traffic and parking regulations may be sufficient cause for the removal of the operator and vehicle from the market.

Sec. 22-64-22. Travel at risk of operator

All travel on roadways and in parking areas at the market is at the risk of the operator of the vehicle.

Sec. 22-64-23. Removal of certain motor vehicles and trailer boxes from market property

Any trailer box or other type of motor vehicle that, in the opinion of the marketing authority or its agents, is being used for any purpose other than over the road transportation, may be removed by the marketing authority at the owner's expense.
(Effective October 10, 1972)

Sec. 22-64-24. Transfer of leased property at the Connecticut regional market

Any lessee of the Connecticut Regional Market at Hartford who has been discharged from performing his lease and has received consent from the Connecticut marketing authority to cancel his lease, shall return said lease to said Connecticut marketing authority, which shall have sole authority to dispose of said lease.
(Effective October 10, 1972)

Sec. 22-64-25. Leasing of stalls from the Connecticut marketing authority

It is the intent of the Connecticut Marketing Authority to lease vacated stalls to new applicants and existing tenants in order to accommodate the interests of both established market tenants for expansion with those of outside businesses in need of new marketing opportunities and facilities. In its leasing of vacant stalls, the Connecticut Marketing Authority may consider score values described in Section 22-24-27, which substantially contribute to the benefit of the market.
(Effective May 27, 1986)

Sec. 22-64-26. Definitions

As used in this chapter.

The following terms shall, for purpose of Sections 22-64-26 through 22-64-30, inclusive have the following meanings, unless expressly stated otherwise:

(a) **Tenant:** A corporation, partnership or individual to which the Authority is presently engaged in a lease agreement.

(b) **Authority:** The Connecticut Marketing Authority.

(c) **Vacancy:** Any action by a tenant which the Authority deems to be termination or modification in use of premises including, but not limited to; quitting possession, violation of the Authority's lease terms, transfer of ownership, a change of company name or a significant underutilization of the leased premises.

(d) **Farmer:** One who is actually engaged in growing farm products on land owned or leased by him.

(e) **Jobber:** One who buys produce and agricultural products for resale on the market.

(f) **Seller:** Farmer, jobber or employee of farmer or jobber or other person selling produce or agricultural products on the market.

(g) **Farmer's market:** Area at the regional market at Hartford set aside for farmers, jobbers and sellers to sell their produce and agricultural products.

(h) **Fee schedule:** Fees established pursuant to Section 22-64-29 of the Regulations of Connecticut State Agencies.

(i) **Open Stall:** Area 12 feet by 30 feet designated by assigned numbers and marked off by lines, similar to a parking space.

(j) **Covered stall:** An open stall adjacent to a covered public walk area.

(k) **Board:** Refers to the Connecticut Marketing Authority Board.

(Effective May 19, 1989)

Sec. 22-64-27. Scoring factors of the Connecticut marketing authority

(a) **Diversity of food products within the market.** (maximum 30 points).

(1) Food products marketed by the applicant will add to the overall diversity of commodities sold in the market. 10 points

(2) Business will improve the market. 10 points

(3) Applicant intends to distribute non-food articles.

(4) Applicant plans to handle native-grown Connecticut products. 10 points

(b) **Financial History.** (maximum 30 points)

(1) Applicant has demonstrated a history of financial responsibility and indicates the likelihood of being a reliable, long-term tenant.

(c) **Need of Applicant.** (maximum 15 points)

(1) Compelling need to expand. 5 points

(2) Extent that present facilities are being used. 5 points

(3) Physical obsolescence in present facilities. 5 points

(d) **Intention of vacating tenant.** (maximum 15 points)

(1) Leasing to new applicant compatible with the business aims and transfer of physical and capital assets of the vacating tenant.

(e) **Expansion of existing tenants—location of vacancy.** (maximum 10 points)

(1) Contiguous stalls. 10 points

(2) Stall in same building. 5 points

(3) Stall not in same building. -5 points

(f) **Expansion of existing tenants—number of stalls presently occupied.** (maximum 10 points)

# of stalls occupied	10+	10	9	8	7	6	5	4	3	2	1
Score	0	1	2	3	4	5	6	7	8	9	10

(Effective May 27, 1986)

Sec. 22-64-28. Determination of lessees for vacant stalls

(a) **Notice of Intent to Lease.** Any outside business or existing tenant desirous of leasing stalls as they become vacant shall file a notice of intent to lease vacant stalls with the Executive Director of the authority and must renew such notice annually. When stalls become vacant, the Executive Director shall provide notice of such vacancy to all such persons. The Executive Director shall post and advertise such vacancy throughout the State of Connecticut in major daily newspapers.

(b) **Application.** Any outside business or existing tenant shall apply to the Authority in writing on a form provided to the applicant by the Authority so that the Authority may score each applicant.

(c) **Scoring of Applicants.** The Authority shall consider all applications for vacant stalls and shall assess a score based on the scoring system in Section 27 of these regulations to each applicant for the vacant stall in question. The Authority shall choose the tenant from the top five scoring applicants.

(d) **Notification of Applicants.** The Authority shall notify all applicants of the Authority's action on the applications within thirty (30) days after choosing a tenant for the vacant stall(s) in question. The Authority shall act upon requests to fill vacancies no sooner than thirty (30) days from the notification to the Authority of the vacancy.

(Effective May 27, 1986)

Sec. 22-64-29. Setting of fees

The Connecticut Marketing Authority Board shall establish fees for open stalls, covered stalls and vehicle parking and shall post the fee schedule in a prominent place at the Farmer's Market.

(Effective May 19, 1989)

Sec. 22-64-30. Stall space—farmer's market

(a) No person renting stall space in the Farmer's Market shall sublet or assign any part thereof or shall use the same for any purpose other than loading, unloading, displaying and selling farm products within the white lines, established by the Authority as the boundaries. Vehicles parked over the lines will be charged for an extra stall, as set forth in the fee schedule.

(b) If a vehicle parking area is utilized for display and sales, vehicles must be moved and parked in an area designated by the Authority. Vehicles parked in the designated Farmer's Market area will be charged for an extra stall, as set forth in the fee schedule.

(c) Each stall rented is limited to one vehicle per stall. Parking of any other vehicles for any purpose by the seller will be charged the normal daily rate as set forth in the fee schedule. Any person dropping off products to sellers will be charged the normal daily rate as set forth in the fee schedule.

(d) Buying out of a seller's product does not give the buyer the right to remain in the seller's stall. The product must be moved to the buyer's stall or removed from the market.

(e) Any seller moving his stall without the approval of the Authority will be charged for an extra stall, per fee schedule.

(f) The Authority reserves the right to change, move or alter the location of the seller's stall if required for facilitating parking or alleviating traffic congestion.

(g) No person shall assign, sell or offer for sale any products on said market grounds until the required stall fee has been paid.

(h) Open-stalls shall be rented daily, weekly, monthly, semi-annually (Jan-June/July-Dec.) or annually. Covered stalls are rented by the full year or a four-month period (Nov-Feb/March-June/July-Oct).

(Effective May 19, 1989)