

Town of Stonington
Economic Development Commission
Wednesday October 21st, 2015 Minutes
Town Human Services Building- 7:00pm

Present: Blunt White, Amy Arura, Suzanne Lane, David Hammond, Rich Balestracci, Virginia Abernathy and Joel Valenti

Town Guests: Keith Byrnes, Taylor Samuel, Drew Rodgers, Marcail Riggs, Suzanne Moore and Salvatore Ritacco.

Call to Order: 7:00pm

- ✓ *"Approve September 17th 2015 Minutes"*

- *Motion: Blunt White*

- *Second: Rich Balestracci*

All in favor

Business:

- ✓ *"Motion for new EDC Initiative Micro Brewery and Brewpubs as a way to breathe life into older and frequently vacant buildings in Mystic and Pawcatuck. Drew Rodgers, Head Brewer at Cottrell and his partner Marcail Riggs presented draft text to amend zoning regulations. EDC to will finalize said draft and do the following, Step 1 - EDC will send letter recommendation to PZC, copied to BOS that PZC act as the applicant to add a definition of Micro Brewery and Brewpub and allow them by Special Use Permit in LS-5 and DB-5 zones. Action by PZC on this request before the end of this year would allow a strong business development prospect (Drew Rodgers to cement plans to open a Micro Brewery at 40-44 Washington Street in Mystic (formerly Mystic Lumber Company lumber shed). Step 2 - Incorporate Micro Brewery and Brewpub use into the Heritage Mill M-1 Initiative." Letter sent to PZC/BOS dated October 25 is attached.*

- *Motion: Blunt White*

- *Second: Amy Arruda*

All in favor

In trade speak a Micro Brewery produces less than 10,000 barrels year (1 barrel=31 gallons of beer). Next steps include attending BOS meeting on October 28th to support Micro Brewery and Brewpub initiative and assist Drew with getting before the POCD Implementation Committee and PZC as soon as possible.

- ✓ Taylor Samuel attended the meeting to seek guidance for her new pop up art festival business idea, Start up the Stic (SUS). She is aiming to host her 1st event on November 20th. We introduced her to Keith Byrnes for guidance.

- ✓ The revised proposed Subdivision Regulation are on track for a Public Hearing on Nov. 4th, Special PZC meeting. In conjunction with EDC's review of the proposed regulations, EDC forwarded a digital file of the regulations to Clint Brown, a principal at DiCesare Bentley Engineers. Brown provided a written response (reprinted below). *Motion to have EDC write a letter to PZC voicing concerns with items indicted below. EDC considers all the comments raised by Clint Brown to be valid and in need of being addressed by PZC during the public hearing. A copy of Clint Brown's letter has been provided to the Planning Office for inclusion in the Public Comments file for the Public Hearing on November 4.*

- *Motion: Blunt White*
- *Second: Amy Arruda*

All in Favor

5.3.2 Requirement for Street Lights and underground utilities.

There should be a qualifier for subdivisions with few lots on large parcels where the additional cost is not justified for aesthetic purposes.

5.15.2 Passive Solar Orientation. Subdivisions "shall be" designed so that the long axis of buildings are oriented to maximize solar heat gain, minimize heat loss...

Replace "Shall be" with "may be"

6.1 Financial Guarantees (Bonding). *The Town should continue its practice of accepting bank passbook's with escrow letters and hard account withdrawal holds as a form of Bonding (this saves the applicant from annual renewal fees associated with Standby Letters of Credit).*

7.5.1.3.2 "All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems" located and constructed to minimize flood damage;

By way of clarification, rework this line-item so that it clear that it only applies when flood risk is being evaluated.

8.1 Open Space Dedication

Should follow POCD policy guidelines of increased public/municipal use of dedicated open space.

8.2.1 The Planning and Zoning Commission may accept a fee, or a combination of a fee and land, from an applicant in lieu of the open space required by these Regulations after "due consideration of the needs of the community". Such fee, or combination of fee and land,

shall be based upon ten percent (10%) of the fair market value of the land to be subdivided, prior to approval of the subdivision.

Clarification is needed on "due consideration of the needs of the community"

8.5.3 Subdivisions in which the transfer of all land in a subdivision of less than five (5) parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration as per CT General Statutes Section 8-25.

Clarification is needed on whether or not there will be deed restrictions for non-family, third-parties when parcels are later sold off.

9.1 The Planning and Zoning Commission may approve a subdivision plan providing in whole or in part for "private streets" not to be owned or maintained by the Town of Stonington, if in its opinion, it finds that the following conditions have been or will be satisfied:

Clarification is needed to understand the difference between a "private street" and a "right-away".

- ✓ Director of planning update. October 19th was the hard date for receipt of applications and interviews should be under way soon TBD.
- ✓ EDC presence on town website. The website needs to be updated as some of the links are not set up correctly. Joel will call Roger Kizer, the town IT manager, to rework and update.
- ✓ Facebook Page is up and running so that relevant current events can be shared.

Adjournment: 10:15 PM

Respectfully submitted by Joel Valenti

Reprint of email to Stonington EDC from Clint Brown, Principal at DiCesare Bentley Engineers, here are my comments:

1. Sect. 5.15.3 shadow plan-this is not a very useful requirement- what is unclear is the 2,000 sq. ft. gross floor area or building footprint- I think it should be footprint so only real big ones need to do.

2. Sect. 7.2.2 Community Water Supply-this is multi step process with DPH/DPUC involving construction documents and well tests- the only local interest should be that the site has been determined by DPH to be suitable for community well development.

3. Section 7.7 Traffic Impact Study- this is a new one and five dwelling units is a very low threshold. In my experience, residential subdivisions do not generate significant amounts of traffic. State traffic regulations (OSTA) don't regulate until 40-50 units depending on their size. Either use their threshold (100,000 SF gross floor area or 200 parking space) or let OSTA take care of traffic.

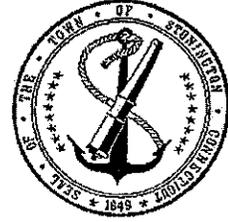
Attachments:

EDC letter dated October 28 to PZC, CC BOS with final language of Proposed Text Amendment.
EDC letter dated November 2, 2015 to PZC,

Approved 11/18/2015
Blair White, EDC chair

**Economic Development Commission
TOWN OF STONINGTON**

152 Elm Street
Stonington, CT 06378
860 460-2881



VIA EMAIL

October 25, 2015

Mr. John Prue, Chairman
Town of Stonington Planning and Zoning Commission
152 Elm Street
Stonington, CT 06378

Re: Micro Brewery and Brewpub - Request for PZC to act as applicant

Dear John,

At EDC's October meeting it was agreed to request that PZC undertake an initiative to allow Micro Breweries and Brewpubs. Included with this letter is an explanation and proposed language.

The genesis of EDC's request was a presentation by the Head Brewer of Cottrell Brewing (Drew Rodgers) who would like to open his own Micro Brewery at 40-44 Washington Street in Mystic (now Mystic Junction, formerly Mystic Lumber). Drew would like to present at your first meeting in November.

Our Land Use Regulations do not allow Micro Breweries anywhere in Stonington. Given the success of local breweries (Beer'd in Stonington Borough, Cottrell in Pawcatuck and Grey Sail in Westerly) this matter deserves PZC's immediate attention.

Thank you for your consideration.

Sincerely,
Stonington Economic Development Commission
Blunt White
Chair

Enclosure – Proposed Zoning Text Amendment

CC: Board of Selectmen
Joe Wojtas (The Day)
Cory Fyke (Westerly Sun)
Drew Rodgers
Suzanne Moore

Economic Development Commission TOWN OF STONINGTON

152 Elm Street
Stonington, CT 06378
860 460-2881



October 25, 2015

Proposed Zoning Text Amendment

Add to Definitions – Micro Brewery/Brewpub: A small scale facility used for the brewing, bottling, production, sale of beer and the consumption of beer/liquor and food. Activities include (1) wholesale and retail sale of beer/liquor and related items to the extent allowable under State statute; (2) a tasting room or area; (3) beer/liquor sales for consumption off-premises; (4) beer/liquor sales for consumption on-premises; (5) tours; (6) events, catered and otherwise; (7) Beer themed Restaurant in accordance with 6.6.16 (Restaurants and/or Liquor Sale Places for Consumption on Premises). The production area for brewing shall not exceed 3,000 sq. ft.

Add to Uses Allowed by Special Permit - In DB-5, LS-5 and M-1 zones: Micro Brewery and Brewpubs.

Purpose of Text Amendment

The proposed text amendment is to allow for the startup and growth of artisanal breweries in the downtown areas of Mystic and Pawcatuck (principally zoned LS-5 and DB-5) and is consistent with POCD goals: Strengthen Village Centers (Policy Recommendation 8.1) and Maintain and Promote the Town's Economic Drivers (Policy Recommendation 10.4).

The recent trade history of artisanal beer is strong growth; economic success stories are not uncommon. Start-ups begin as Nano Breweries, frequently growing to Micro Breweries. Initially they may only sell beer for consumption off premise, however as the dynamics of free enterprise take hold, growth can take Nano Breweries in complementary directions. For example, consumption of beer on premises, entertainment and catered events. If they offer food they become known as Brewpubs and function as a beer themed restaurants. These business models are experiencing national growth and are at the cutting edge of redevelopment efforts for downtown areas.

Thanks to the economic success of the nearly 20-year old, Cottrell Brewery in Pawcatuck, Grey Sail Brewery in Westerly and Beer'd Brewery in Stonington Borough, the Town of Stonington is now uniquely poised to further grow this niche and become a destination in the artisanal, Craft Beer movement.

Consistency with Existing Regulations

Sale of beer/liquor on premises, sale of beer/liquor off premises and restaurant uses are currently allowed by Special Permit in LS-5 and DB-5 zones and encompass the key components of Micro Brewery and Brewpubs, however because our land use regulations do not specifically define Micro Brewery and Brewpub these uses are *not allowed anywhere in the Town of Stonington*.

The manufacturing, tasting and sale of beer for consumption off premises is currently allowed by Special Permit in M-1 zones. Broadening Special Permit Uses in the M-1 zone to include consumption of beer/liquor on premises, plus restaurants would be consistent with the Heritage Mill Initiative to broaden allowed uses in the M-1 zone.

EDC Recommended Action Plan

Step 1 - EDC recommends that PZC act as the applicant and immediately file an application to add the definition of Micro Brewery and Brewpub as Special Permit Uses in LS-5 and DB-5 zones. Acting on this request before the end of this year would allow a strong business development prospect (the Head Brewer at Cottrell Brewery) to cement plans to open a Micro Brewery at 40-44 Washington Street in Mystic (formerly Mystic Lumber).

Step 2 - Incorporate Micro Brewery and Brewpub use into the Heritage Mill M-1 Initiative.

**Economic Development Commission
TOWN OF STONINGTON**

152 Elm Street
Stonington, CT 06378
860 460-2881



VIA EMAIL

November 2, 2015

Mr. John Prue, Chairman
Town of Stonington Planning and Zoning Commission
152 Elm Street
Stonington, CT 06378

Re: Definition of Brewery, request for PZC to act as Applicant to update.

Dear John,

Since our letter of October 25, EDC realized there is a problem with the definition of Brewery in Stonington's Zoning Regulations. The definition limits beer sales to off premises consumption. This prohibits on premises sales, by the glass, in pints. Note, on premises sales are now allowed by State statute.

Previously State statute prohibited on premises consumption. About 2 years ago, in response to the growth of small breweries, the State amended its regulations to permit on premises consumption. As a result, Stonington's zoning regulations became more restrictive than State statute. EDC recommends that PZC become the applicant to amend (update) its definition of Brewery to allow on premises consumption to the full extent allowable by State Statute.

Page 2 of this letter is a reprint of the current definition of Brewery from Stonington's Zoning Regulations, at the time it was written on premises consumption was prohibited.

Thank you for your consideration.

Sincerely,
Stonington Economic Development Commission
Blunt White
Chair

CC: Keith Brynes
EDC
Charles Buffum
Drew Rodgers

Brewery. [ADOPTED FEBRUARY 11, 2011] A facility, distinct from restaurant/brewpubs, used for the brewing, bottling and production of beer and beer products, which may include activities such as: (1) wholesale and retail sale of beer and related items to the extent allowable under state statute; (2) a tasting room; (3) beer sales by the bottle for consumption off premises; (4) tastings; (5) tours; (6) beer/food events; (7) catered events, provided said activities are specifically authorized by the Planning and Zoning Commission.