

TOWN OF NEWINGTON

131 Cedar Street Newington, Connecticut 06111

Town Planner

Memorandum

To: Town Plan and Zoning Commission
From: Town Planner Craig Minor, AICP
Date: April 14, 2020
Subject: **Town Planner Report for April 22, 2020**

1. Status of New POCD:

We haven't discussed the new POCD in a while, so I thought I would let TPZ know where we are with it.

The last thing TPZ did with the new POCD was conduct an informal "Public Information Meeting" on February 26, 2020. We were going to discuss the public comments from the PIM at the following TPZ meeting and hopefully approve the final draft, but that meeting was cancelled due to the COVID-19 crisis. Then, Governor Lamont issued Executive Order 7I on March 21, 2020 extending all TPZ-related deadlines by 90 days. That gave us the flexibility to put the POCD on the back burner, but not indefinitely.

To comply with the new deadline for POCD adoption of September 8, 2020 I recommend we pick up where we left off at the next meeting on May 13. Glenn Chalder will participate via conference call. We will discuss the PIM, and hopefully approve the final draft of the new POCD.

2. Staff-Proposed Zoning Amendments:

a. LID: The proposed zoning amendment (to exempt site plan applicants from having to install LID stormwater treatment at existing developments) has been referred to CRCOG per state law, so the public hearing can commence on May 27. The proposed subdivision amendment (to exempt subdivision applicants from having to provide LID stormwater treatment for subdivisions of fewer than five lots) will be filed with the Town Clerk later this month, so the public hearing on that amendment can also be held on May 27.

b. Brewery and Brew Pub: This amendment was discussed by TPZ on March 11 and is ready to go, whenever TPZ wants to schedule the public hearing. If this were controversial I would recommend holding off until we can resume having normal public hearings, but I don't expect any opposition.

cc:
file

Phone: (860) 665-8575 Fax: (860) 665-8577
cminor@newingtonct.gov
www.newingtonct.gov

Phone: (860) 665-8575 Fax: (860) 665-8577
planning@newingtonct.gov
www.newingtonct.gov

Proposed “Brewery and Brew Pub” Amendment
Text to be added is shown in **bold underline**;
text to be deleted is shown in **~~bold strikethrough~~**.

Section 3.11 **Special Permits Allowed in B Business Zones**

The following uses are declared to possess such special characteristics that each must be considered a special permit. They may be permitted by the Commission subject to the following conditions and the provisions of Sections 5.2 and 5.3.

3.11.8 Brew pub or brew restaurant (effective XX-XX-2020).

Section 3.16 **Uses Permitted in I Industrial Zones**

In I Industrial Zones, land and buildings may be used and buildings altered or erected to be used for the following purposes and no other. All such uses must be within a building or structure or accessory to a permitted principal use. (Effective 12-01-01)

3.16.1 Permitted Uses

L. Brewery (effective XX-XX-2020).

Section 3.17 **Special Permits Allowed in I Industrial Zones**

The following uses are declared to possess such special characteristics that each must be considered a special permit. They may be permitted by the Commission subject to the following conditions and the provisions of Sections 5.2 and 5.3. All such uses must be included within a building or structure or accessory to a permitted principal use. (Effective 12-01-01)

3.17.8 Brew pub or brew pub restaurant (effective XX-XX-2020).

Section 9.2 **Definitions**

BREWERY: A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours, and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption.

BREW PUB: A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours, and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption and the retail

sale of beer served in open containers to be consumed on the premises with or without the sale of food.

BREW PUB RESTAURANT: A facility used for manufacturing, bottling and storage of beer and beer products, including tastings, tours and wholesale and retail sale of sealed bottles or other sealed containers of beer produced on the premises for offsite consumption and the retail sale of beer served in open containers to be consumed on the premises in conjunction with the sale of food within a restaurant setting.