

# 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:** June 17, 2020  
**Subject:** Petition #10-20: Zoning Text Amendment (Sec. 3.11, 3.16, 3.17, and 9.2)  
regarding Breweries and Brew Pubs. Newington TPZ, applicant.  
Continued from June 10, 2020.

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#### **Description of Petition #10-20:**

Staff-proposed zoning text amendment to allow breweries, brew pubs and brew pub restaurants, and distilleries, distillery pubs and distillery restaurants.

#### **Staff Comments:**

At the public hearing on June 10, 2020 it was suggested that we also allow “distillery pubs” and “distillery restaurants”. It was also suggested that food trucks should be allowed, since they are a logical accessory use at brew pubs/restaurants and distillery pubs/restaurants where the brewer/distiller would like to have food available for his customers but doesn’t want to prepare it himself. See attached revised draft regulation.

I also cleaned up the various definitions so that where the language was similar it is now identical. The definitions are also now more clearly incremental, as in, the brew pub definition builds on the brewery definition.

The definitions also now refer to the specific Connecticut General Statute which pertains to that type of beverage.

cc:  
file

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**Sec. 30-1. Definitions.** For the interpretation of this chapter, unless the context indicates a different meaning:

(2) "Alcohol" means the product of distillation of any fermented liquid, rectified either once or more often, whatever may be the origin thereof, and includes synthetic ethyl alcohol which is considered nonpotable.

(3) "Alcoholic liquor" or "alcoholic beverage" includes the four varieties of liquor defined in subdivisions (2), (5), (18) and (19) of this section (alcohol, beer, spirits and wine) and every liquid or solid, patented or not, containing alcohol, spirits, wine or beer and capable of being consumed by a human being for beverage purposes. Any liquid or solid containing more than one of the four varieties so defined is considered as belonging to that variety which has the higher percentage of alcohol, according to the following order: Alcohol, spirits, wine and beer, except as provided in subdivision (19) of this section. The provisions of this chapter shall not apply to any liquid or solid containing less than one-half of one per cent of alcohol by volume.

(5) "Beer" means any beverage obtained by the alcoholic fermentation of an infusion or decoction of barley, malt and hops in drinking water.

(18) "Spirits" means any beverage that contains alcohol obtained by distillation mixed with drinkable water and other substances in solution, including brandy, rum, whiskey and gin.

(19) "Wine" means any alcoholic beverage obtained by the fermentation of the natural sugar content of fruits, such as grapes or apples or other agricultural products, containing sugar, including fortified wines such as port, sherry and champagne.