

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 29, 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 24, 2020.

Description of Petition #10-20:

This is a staff-proposed zoning text amendment to allow breweries, brew pubs and brew pub restaurants, as well as distilleries, distillery pubs and distillery restaurants.

Staff Comments:

1. Winery: At the public hearing on June 24, 2020 it was suggested by a Commissioner that the regulations also allow “wineries”. Wineries typically are operated on the same premises as a vineyard, but not necessarily – there can be a vineyard that grows grapes but does not process them into wine, and there can be a winery that processes grapes that were grown somewhere else. So, while “vineyards” and “wineries” are related, they need to be treated separately.

“Farm” is defined in the Newington zoning regulations as follows:

FARM: A parcel of land containing not less than 5 acres, used for raising crops and/or livestock and poultry, and including dairy farms, plant nurseries and green houses.

I think it is fair to say that a vineyard is a type of farm, so no change is needed here. In Newington, farms are allowed by right on at least five acres in any zone – commercial or residential. If somebody wants to operate a vineyard, and they have five acres, they could start a vineyard today.

However, the processing of grapes into wine is an industrial activity that I don't think TPZ would want to be allowed by right in a residential zone. So, if a "winery" is something that TPZ thinks might be acceptable in a residential zone under the right circumstances, TPZ should add "winery" to the list of special permit activities allowed in residential zones. In commercial zones "winery" could be by right or by special permit – whichever TPZ prefers.

2. Listing in the PD regulations: It was also suggested at the June 24 meeting that the PD zone regulations be amended to specifically state that brew pubs are allowed by special permit, so that someone unfamiliar with the "pyramid zoning" nature of the Newington Zoning regulations doesn't mistakenly assume that brew pubs weren't allowed in the PD zone just because they didn't see it on the list of special permit uses allowed in the PD zone.

I do not advise doing this. It is stated in the regulations that any special permit use allowed in the B-BT zone is also allowed in the PD zone. If we arbitrarily single out one of the many special permit uses allowed in the B-BT zone and re-state it in the PD zone regulations, people would read unintended significance into this. I recommend it be added to the B-BT regulations and left at that.

cc:
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