

**REVISED AGENDA**  
**GROTON ZONING COMMISSION**  
**JUNE 1, 2016 – 6:30 P.M.**  
**TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD**  
**COMMUNITY ROOM 2**

I. ROLL CALL

II. PUBLIC HEARING

1. Special Permit #348, 12 Water Street, PIN 261918305500, WDD Zone. Proposal is for a nano-brewery for the production and tasting of small batches of beer on premises with related retail. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Factory Square LLC, Owner; Andrew Rodgers, Applicant)\*

III. CONSIDERATION OF PUBLIC HEARING

1. SPEC #348, 12 Water Street (Factory Square LLC, Owner; Andrew Rodgers, Applicant)

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF THE MINUTES

1. May 4, 2016
2. May 23, 2016 Special Meeting

VI. OLD BUSINESS

1. Zoning Regulations Update
  - a. WRPD Permitted Uses
  - b. Consolidation of Zones
  - c. Definitions/Table of Permitted Uses

VII. NEW BUSINESS

1. Draft 2016 Plan of Conservation and Development (POCD) – Review of Key Recommendations\*
2. Report of Commission
3. Receipt of New Applications

VIII. REPORT OF CHAIRPERSON

IX. REPORT OF STAFF

1. Report on May 17<sup>th</sup> Town Council Meeting

X. ADJOURNMENT

\* Enclosed

Next Special Meeting: June 13, 2016  
Next Regular Meeting: July 6, 2016



# TOWN OF GROTON

## PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES  
ASSISTANT DIRECTOR  
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340  
TELEPHONE (860) 446-5972 FAX (860) 448-4094  
WWW.GROTON-CT.GOV

May 11, 2016

### VIA EMAIL

Attention: Legal Ads  
The Day  
P.O. Box 1231  
New London, Connecticut 06320

Please publish the following legal ad on May 20, 2016 and May 27, 2016:

### TOWN OF GROTON ZONING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on June 1, 2016 at 6:30 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, in said Town, to consider the following:

Special Permit #348, 12 Water Street, PIN 261918305500, WDD Zone. Proposal is for a nano-brewery for the production and tasting of small batches of beer on premises with related retail. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Factory Square LLC, Owner; Andrew Rodgers, Applicant)

Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 20<sup>th</sup> day of May 2016 at Groton, Connecticut. (*On second insertion please put "Dated this 27<sup>th</sup> day of May 2016 at Groton, Connecticut".*)

Susan Sutherland, Chairperson

Account #30384  
P. O. #16000391

If you have any questions, please do not hesitate to contact me at 446-5995.

Sincerely,

  
Deborah G. Jones  
Assistant Director

DGJ:dlg

**Please note: this should run as a one-column ad fully justified without bolding or additional white space.**

"SUBMARINE CAPITAL OF THE WORLD"

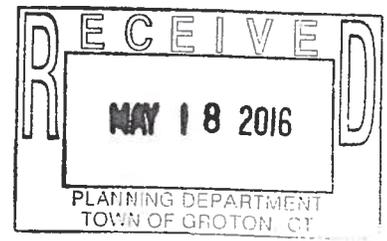


**E-MAILED**

5/11/16

DLG  
SPEC 348





## Special Permit Checklist

### 8.3-2 A Project Description

The space is currently unused. Previously it housed retail shops, including a jewelry store. The surrounding area is the vibrant and historic downtown Mystic. In addition to residences, the neighborhood is home to a variety of restaurants, shops and other businesses. Our proposed use is a nano-brewery (very small brewery). We would create unique and interesting ales with broad range of flavor profiles. Wherever possible, we would use organic and/or locally sourced ingredients. Customers would be able to see the equipment and learn about the process as they enjoy the beer--the production area would be visible behind the bar. All of the beer produced would be sold in-house, to be sipped out of pints at the brewery or taken home in growlers. (To clarify, a growler is a glass container filled from a draft system as the customer waits--the appeal is in its freshness. Connecticut recently passed a law allowing growlers to be sold from any bar or restaurant. All of the local breweries provide this service, and some of the local establishments, such as the Engine Room, offer them as well.) In addition, we would sell related retail items, such as t-shirts, stickers, etc.

Any wholesale that we might consider down the line would be limited to the downtown area, and in very limited quantities. Due to the extreme difference in profit margin, we would be doing wholesale to local bars to increase our presence in the town rather than to increase profits. These theoretical and sporadic deliveries could be done with a hand-truck.

Typically, we would want to close our doors by 10pm. After 10, we would not be able to sell beer to go, which is a major part of the business plan.

We believe that this business would add some much needed diversity to downtown, providing an experience that cannot be found elsewhere in Mystic. It will help to keep our town competitive, when so many other villages are building their own brewpubs and nanobreweries.

### 8.3-2 B Special Permit criteria from section 8.3-8

- A. The location in a busy downtown area is appropriate given the scale of the project is very small, and the intensity of production is limited.
- B. There will be no fundamental changes to the building. All interior construction is minor in nature.
- C. Neighborhood Compatibility: Many villages in New England have benefitted from having small breweries and brewpubs in their downtown areas. While downtown are nominally in competition, the success of the village as a whole

*SPEC 348*

relies on the diversity of the businesses to provide a complete shopping and dining experience for the consumer. The key to introducing a new element to the mix is to build on the existing culture, while adding something unique and valuable. A nanobrewery would enhance the existing dining and nightlife culture of Mystic, while offering something that no one else does. It also adds to the historical element of the town. After all, in the era our town was founded in, nearly every village had a small brewery in its tavern.

Some people may worry about potential aromatic nuisances that may come with the process. That is a major concern of my landlord, enough so that odor mitigation is literally part of the lease. We will be installing an air-to-air odor mitigator that was previously used in a nail salon (it should be noted that nail salons tend to produce much more noxious and harmful odors than a nanobrewery). We believe this system is more than sufficient to eliminate any bothersome smells.

- D. **Parking and Access:** The traffic pattern of an establishment like this falls somewhere between a retail setup and neighborhood pub. Some people will come to refill their growlers and go. Some will have a tasting, and then linger for a pint. There won't be any substantial food service, and the hours, as well as the product, will be limited. So, there is generally a faster turnover than many traditional pubs.

During the daytime, the staff will be minimal: first just the owner, later the owner and an assistant. In the evenings, just one bartender and one barback.

The space allocated for standing and sitting comes out to less than 240 square feet (see generalized floor plan). Within that area, there is seating for 14. The parking requirements call for 1 space per 30 square feet, which would require 8 spaces. With the new law that goes into effect before my planned opening (January 2017), that requirement would be cut in half, to 4 spaces.

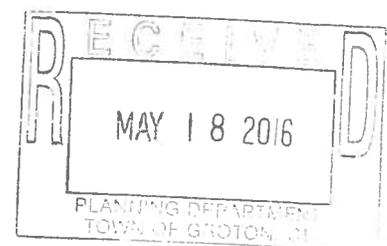
Our lease includes four parking spaces, which we believe is enough, given the scale of the project. If more parking spaces are needed, we can rely on the validation system.

- E. **Streets.** No change necessary.
- F. **Public Safety.** Safety is the most important part of any job. All improvements will be made with approval from LedgeLight, the Fire Dept, and the town engineer to ensure public safety. Consumption on premises will be monitored by

certified bartenders. Sanitation and cleanliness will be the first and last steps in any process.

- G. Utilities: The existing wastewater and sewage disposal systems are sufficient. Consider that a brewery of this square footage will create less waste than a restaurant of the same size. For normal waste, we will be joining the other businesses in Factory Square in their dumpster lease. For our used barley (a by-product of the brewing process), we will be working with a local farmer to make sure it is efficiently and cleanly removed after each brew. He is the same farmer that services the four other local breweries.
- H. Environmental. When seeking a text amendment in Stonington, the CT DEEP wrote a letter saying no environmental worries about having breweries in downtown Mystic.
- I. Consistent with Purpose: This project does not present any conflicts with the safety and welfare of the public, and is consistent with the purposes of the regulations. It furthers the goals of the Town's Plan of Conservation and Development in that it provides a use for the public that would not exist otherwise.

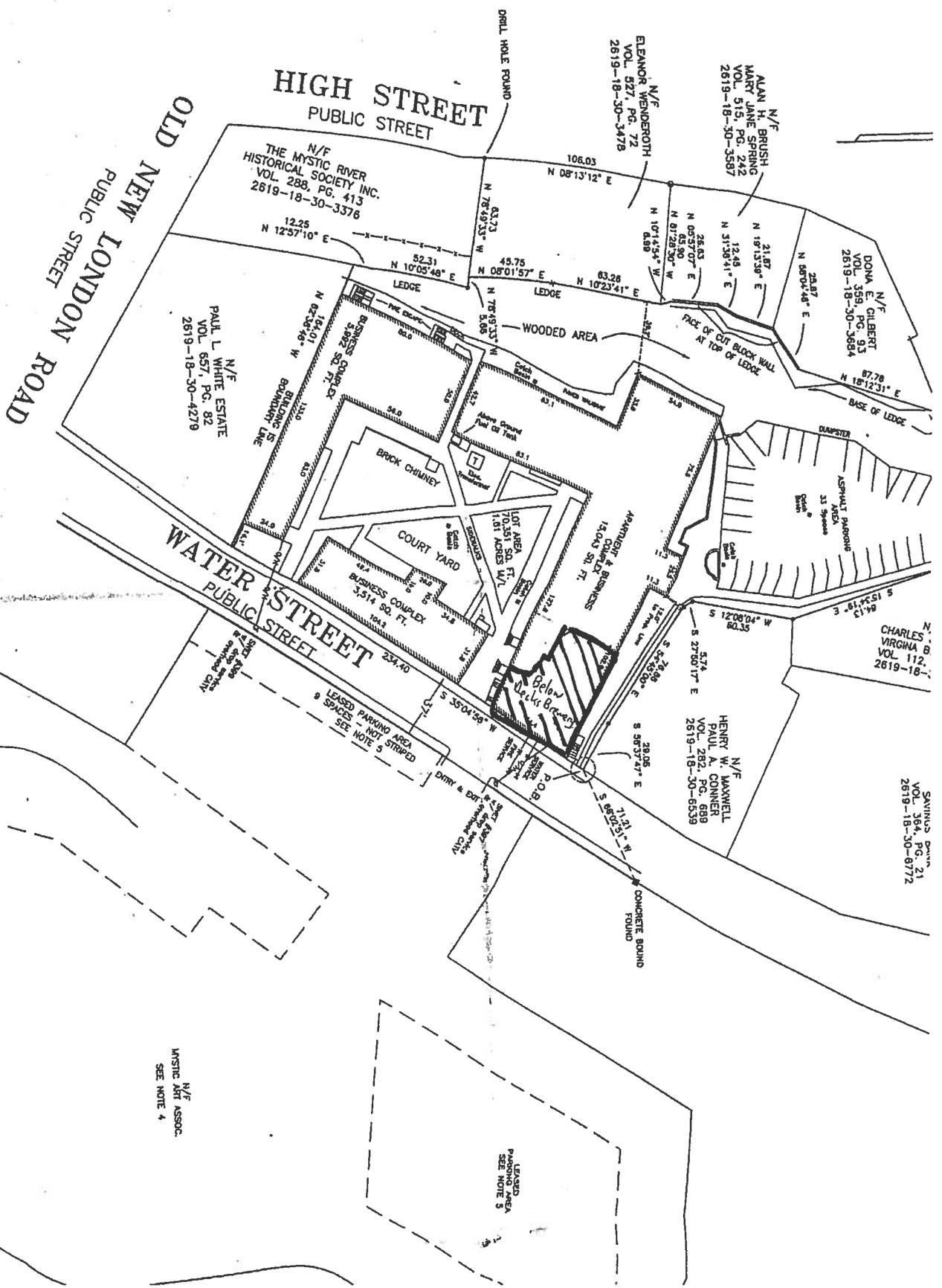
8.3.2 C Since there is no mention of breweries among the uses listed in 7.1, there are no applicable conditions.



*SPEC 348*

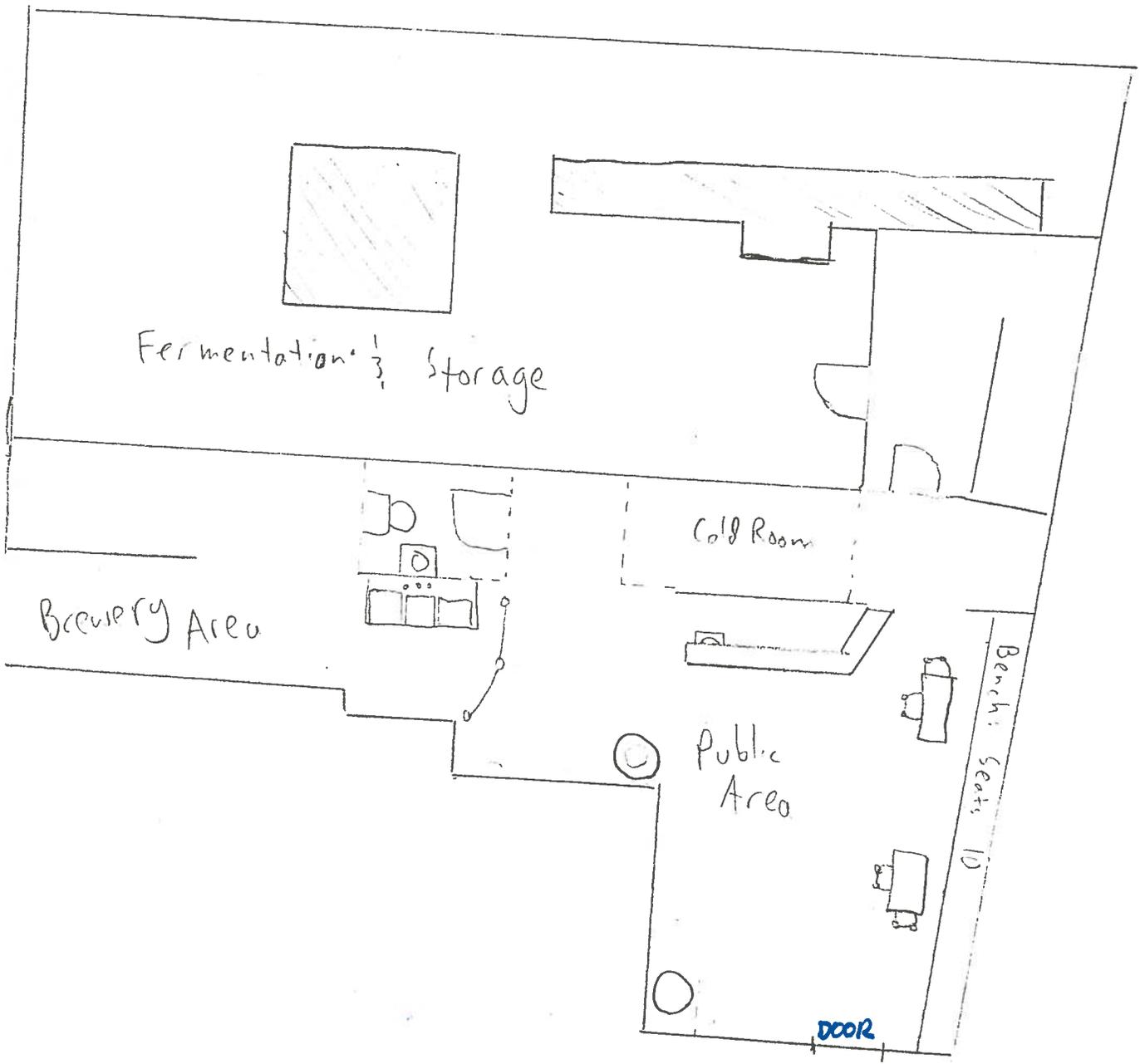
- CONNECTICUT HIGHWAY
- SOUND FOUND
- IRON PIPE FOUND
- ◆ POWER POLE

**LEGEND**



SARINUS Drive  
VOL. 364, PG. 21  
2619-18-30-6772

Scale  
 $\frac{1}{8}'' = 1'-0''$   
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MEMORANDUM

TO: Zoning Commission  
FROM:  Deborah Jones, Assistant Director Planning and Development  
DATE: May 24, 2016  
SUBJECT: Draft 2016 Plan of Conservation and Development - Review of Key Recommendations

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The draft 2016 Plan of Conservation and Development is out for review and comment by the various agencies, commissions, and the public. The Planning Commission has scheduled a public hearing for June 29, 2016 at 6:30 PM in Community Room 1 at the Town Hall Annex, 134 Groton Long Point Road. Electronic copies are available on the Groton website: <http://www.groton-ct.gov/depts/plandev/pocd.asp> or you can check-out a copy of the document from the Planning Department.

On June 1, 2016, staff will be reviewing some of the key recommendations of the document and taking comments from the Zoning Commission on the document. You may also submit comments to me at [djones@groton-ct.gov](mailto:djones@groton-ct.gov). any time prior to the public hearing on June 29<sup>th</sup>. Feel free to call me at 860.446.5972 if you have any questions.

*DRAFT 2016 POCD*