

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

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Sayer
Alternate members present:
Absent: Hudecek, Smith
Staff present: Glemboski, Reiner, Gilot

Chairperson Sutherland called the meeting to order at 6:30 p.m.

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)

Secretary Marquardt read the legal notice.

Andrew Rodgers, 25 Clipper Drive, Mystic, presented his application for a nano-brewery in downtown Mystic. The brewery would be located in a small basement space in Factory Square, approximately 2,000 square feet, with 240 square feet available for the public area. All work to be done is on the interior except for signage.

Mr. Rodgers' lease includes four existing leased spaces for parking. Cleaning chemicals will be kept separate, away from the public area. Regular waste will go out in trash bin, spent grain will go directly to a local cattle farmer early in the morning. Odor mitigation will be provided with an odor mitigator. Initially, the hours would be Thursday – Saturday, 5 – 10 p.m. Depending on sales, he may limit or extend those hours, but growlers are not allowed to be sold after 10 pm. Initially he would be the sole staff member; he hopes to add one or two bartenders and an assistant brewer in the future.

Deliveries and unloading of ingredients were discussed. A local farmer will pick up spent grain between 6 and 10 am. There are two entry doors; one would be used as an emergency access. The main entry is three steps down. Due to the location and architecture, there is no space to put in handicap access. The front entrance would be used for deliveries. There may be limited wholesale sales to local restaurants. There would be a variety of beers available each week. There will be no outdoor seating or music.

Mr. Rodgers submitted three letters of support and a petition signed by 30 businesses and 60 individuals.

Staff detailed the location of the brewery on Water Street, across from the Mystic Museum of Art. A GIS map was provided to the commissioners. The Factory Square owner leases many parking spaces from the museum; as part of lease an appropriate number of spaces for parking (8 @ 50% = 4) would be provided to the brewery. If business warrants, Mr. Rodgers will participate in the validation program.

Staff reviewed agency comments, which primarily addressed the fire code and health district code requirements. A trash receptacle is part of the main complex and used for general trash; a local farmer will take spent grain. The Building Official called the State Building Inspector's office with regard to handicap access and determined that it would be infeasible to provide handicap access. Staff was unable to find a solution.

Staff said the mailings were in order.

The Chair asked for comments from the public.

The following spoke in favor of the application:

- Dennis Klein, 385 Brook Street
- Judy Hyland, 146 Neptune Drive
- Todd Brady, 17 Water Street, one of owners of Factory Square and a board of Mystic Museum of Art
- Bonnie Nault, 41 Pearl Street, Mystic
- Jacqueline Blais, 179 Brook Street

Charles Miller Wenderoth, 84 High Street, Mystic, had concerns with the noise, parking and deliveries which pass on High Street and employees of local businesses who park on High Street.

Michael Hoffenberger, 16 Bank Street, spoke about the noise and said he felt that was to be expected in that neighborhood.

The commission had concerns with the air handler noise, deliveries and ADA limitations.

Todd Brady said Mr. Rodgers' air exchanger will be installed inside the building and makes no noise.

The public hearing was closed at 7:08 pm.

III. CONSIDERATION OF PUBLIC HEARINGS

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

MOTION: To approve Special Permit #348, 12 Water Street, for a nano-brewery for production, tastings, retail sales, and limited wholesaling of beer with the following findings:

The Commission finds that the nano-brewery use complies with the objectives of Section 6.3 of the Zoning Regulations in that it will enhance the unique qualities of Mystic, will preserve and enhance the historic features of the existing building, and is in keeping with the goals of the Plan of Conservation and Development.

The Commission also finds that this application complies with the special permit objectives in Section 8.3-8 of the Zoning Regulations in that it does not alter the essential characteristics of the Mystic area, does not cause traffic congestion or safety conflicts, does not conflict with the purposes of these regulations, and will reasonably minimize the potential environmental impacts on adjacent water bodies, including Long Island Sound.

Motion made by Sutherland, seconded by Marquardt. Motion passed unanimously.

IV. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES - None

VI. OLD BUSINESS

1. Zoning Regulations Update

Staff said the comments received from commissioners will be forwarded to the consultant.

a. WRPD Permitted Uses

Sayer discussed how uses are listed in the current regulations by categories rather than by zones. She distributed a sample of another town's zoning code which showed their uses listed by zone, and an example of how uses could be explained using definitions, performance standards and codes from a code of ordinances. The commission felt their approach to the regulation update has been scattered. Staff said once the commission gets through the pieces they are working on now, it will start to come together; when they begin reviewing each section, it will be easier to determine the preferred format. Staff reassured the commission that it is his responsibility to keep the consultant and the commission on task. The commission would like to see a schedule from the consultant.

b. Consolidation of Zones – No discussion

c. Definitions/Table of Permitted Uses – No discussion

VII. NEW BUSINESS

1. Draft 2016 Plan of Conservation and Development (POCD) – Review of Key Recommendations

Sutherland said there are no greenways on the map. If no specific greenways are shown on the Future Land Use map in the POCD, there would be no state designation until the next POCD. She thought there should be a tie to the Ledyard designated greenway. There is a recommendation to establish a greenway, but it is not noted on the map.

Sutherland felt it is very node-oriented; she expected that nodes were not going to be used any more. Staff said the nodes help to identify general areas rather than specific zones.

Sutherland said she didn't see anything in the POCD about solar energy. She said she had concerns that solar energy is not available for Groton Utilities' customers. Staff said they could put it in the Plan as an aspiration, such as "...work to allow solar throughout the entire community with the cooperation of local utilities...". She also asked about Groton Utilities' potential deal they have with Nestle to set up a water bottling plant, and if there should be something mentioned in the POCD. Staff said they would look into it.

Staff provided a brief overview of the history and the recommendations of the draft POCD. A public hearing is scheduled for June 29th at 6:30 pm.

2. Report of Commission – None
3. Receipt of New Applications – None

Staff will advise the commission if the June 13th meeting will be postponed.

VIII. REPORT OF CHAIRPERSON - None

IX. REPORT OF STAFF

1. Report on May 17th Town Council Meeting

The commission previously expressed concerns as to why the Council did not make final appointments at their May 17th meeting. Staff said that the meeting had gone very late, and all of the appointments for all commissions were postponed.

X. ADJOURNMENT

Motion to adjourn at 8:03 p.m. made by Sayer, seconded by Marquardt, so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Office Assistant III