



Town of
North Stonington, CT

PLANNING & ZONING COMMISSION

REGULAR MEETING

THURSDAY, MARCH 14, 2024 - 7:00pm

**North Stonington Education Center
298 Norwich-Westerly Road
North Stonington, CT 06359**

MINUTES

1. CALL MEETING TO ORDER: Vice-Chair Pat Lewis called the Regular Meeting of the North Stonington Planning & Zoning Commission to order on Thursday, March 14, 2024, at 7:00 p.m.

COMMISSIONERS PRESENT: Pat Lewis, Vice Chair, Mark Leonard, Secretary, Wayne Wilkinson, John Gaccione and Alternate Members Ben Buehler, Joseph Cherenzia and Mark Perkins

COMMISSIONERS ABSENT: Ed Learned, Chairman

STAFF PRESENT: Planning, Development & Zoning Official Susan Cullen, and Administrative Assistant Cheryl Konsavitch

2. PLEDGE OF ALLEGIANCE

3. ADDITIONS TO THE AGENDA: None

4. PUBLIC COMMENT:

5. PUBLIC HEARING:

TX AM #24-003 (*Text Amendment*) Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to amend the Zoning Regulations Section 601.1 to increase the maximum building height in the Resort Commercial Zone to 90 ft. from 50 ft. ***(PH scheduled to open on 03/14/24; extension requested to open & continue the PH to 04/11/24; Commission received on 01/11/24 & PH must close on or by 04/18/24)***

The Public Hearing was opened and continued to April 11th.

6. PENDING APPLICATIONS:

A. TX AM #23-060 (*Text Amendment*) Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections 502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for "farm distillery" & "distilled spirits".

M. Leonard read the application into the record.

Seated: P. Lewis, W. Wilkinson, J. Gaccione, J. Cherenzia, B. Buehler

MOTION by J. Gaccione, SECOND by J. Cherenzia to APPROVE TX AM #23-060 (Text Amendment)
Application of Fated Farmer, LLC, 100 Royall Street, Canton, MA 02021 for an amendment of Sections
502 & 602.2 & addition of new Section 1024 & new definitions under Chapter 16 for “farm distillery” &
“distilled spirits”, with modifications.

Chapter 5 – Residential Zoning Districts

502 Permitted and Special Permit Uses

Agricultural Uses	R-40	R-60	R-80
Agricultural*(§ 1001)	ZP/SPL	ZP/SPL	ZP/SPL
Farm Winery*(§ 1007)	SPL	SPL	SPL
Farm Distillery* (§1024)	SPP	SPP	SPP
Farm Winery Restaurant*(§ 1008)	SPP	SPP	SPP
Specialized Agricultural Building*(§ 1001.6)	SPP	SPP	SPP

Chapter 6 – Commercial and Industrial Zoning Districts

602 Permitted Uses by Zoning District

602.2 AGRICULTURAL	C	HC	VC	ED	RC	I
Agricultural* (§ 1001)	-	-	SPL	SPL	SPP	ZP/SPL
Farm Winery* (§ 1008)	-	-	-	SPL	SPL	SPL
Farm Winery Restaurant* (§ 1009)	-	-	-	SPL	SPL	SPL
Farm Distillery* (§1024)				SPP	SPP	SPP
Commercial Kennel* (§ 1002.3)	-	-	-	-	SPP	SPP
Specialized Agricultural Building* (§ 1001.6)	-	-	-	-	-	SPP
Veterinary Hospital* (§ 1021)	SPL	SPL	-	SPL	-	SPL

Chapter 10 – Supplementary Regulations

1024 Farm Distillery

1024.1 General Requirements: A farm distillery shall be permitted as an accessory use only on a working farm of at least fifty (50) acres with at least ten (10) acres dedicated to the growing of grains or other ingredients used on site for producing distilled spirits, and only if it meets all State permit requirements for such facilities (including, but not limited to §30-16 (a) of The Connecticut General Statutes.) The Farm distillery must be clearly subordinate to a primary Residence that is owner occupied or that houses a full-time caretaker.

1024.2 A farm distillery shall be subject to Special Permit as required in Section 502 & Section 602.2 and shall be authorized to:

- A. manufacture distilled spirits, as well as other alcoholic beverages used solely in the production of distilled spirits, provided that total production shall not exceed 50,000 proof gallons per year;
- B. store distilled spirits for fermentation and aging.

C. sell distilled spirits in bulk.

D. sell distilled spirits to a retailer in original sealed bottles or containers.

1024.3 A farm distillery may also, subject to an additional Special Permit Approval, be authorized to:

A. offer free samples of distilled spirits to visitors and prospective retail customers for tasting and consumption on the premises provided that such free samples may be offered in combination with a non-alcoholic beverage.

B. sell at retail, sealed bottles, or other sealed containers of distilled spirits for consumption off the premises.

C. sell at retail, distilled spirits for consumption on the premises, including in combination with a non-alcoholic beverage, subject to the issuance of a craft café permit from the State of Connecticut.

1024.4 No farm distillery building shall exceed 10,000 square feet in footprint and the aggregate size of all farm distillery buildings on a farm shall not exceed 15,000 square feet in footprint.

1024.5 No farm distillery permitted hereunder may sell any distilled spirits not manufactured in such farm distillery.

1024.6 All applications under Section 1024.3 shall require the submission of a traffic impact analysis demonstrating that transportation services would be adequate and that the uses would not cause traffic congestion or undue traffic generation that would have a deleterious effect on the welfare or the safety of the motoring public or the surrounding neighborhood, and that traffic, public access, and the placement of driveways would not impede neighboring farming operations.

1024.7 Special events shall not be considered as an accessory use to a farm distillery.

1024.8 Not less than 40% of the grains or other ingredients used in the manufacture of distilled spirits by a farm distillery permitted under this section shall be grown in the State of Connecticut, with preference given to grains and other ingredients grown on the premises or within the Town of North Stonington. The operator of a farm distillery shall be required to file an annual certification with the Commission, due by January 1st of each year, detailing compliance with this provision.

Chapter 16 – Definitions

Farm Distillery: Any place or premises in which distilled spirits are manufactured, stored and sold and which is located on a farm consisting of at least fifty (50) acres with at least ten (10) acres dedicated to the growing of grains or other ingredients used onsite for producing distilled spirits. The farm is the principal use.

Distilled Spirits: Any beverage that contains alcohol obtained by distillation mixed with drinkable water and other substances in solution, including, but not limited to brandy, rum, whiskey, and gin.

Consistency with the 2013 Plan of Conservation and Development

1. In the Town's mission statement on page 4 it states, "Much of North Stonington's charm is derived from its scenic beauty, recreational opportunities, strong rural character, abundant natural resources, farms, and forests. The town will preserve and enhance this environment by identifying and utilizing existing local resources and opportunities, building on community strengths, and addressing problems and new opportunities as they arise. This strategy will improve the economic and social conditions while preserving the overall environment and quality of life."
2. On page 39, "...to support and enact supportive regulations...and more opportunities to sell products. Encourage businesses that support farming and encourage preservation of farmland."
3. On page 47, it states, "Viewing economic development as an investment in the community rather than just commercial or industrial growth, makes it easier to understand its place in the land use system as a whole. Conservation and development are equally important factors of sustainability and are both part of this same land use system. They should not be viewed as separate components with dissimilar needs, goals, and outcomes. Also consistent with the 2012 NS Economic Development Action Plan, Garnet Consulting Services states that "North Stonington must be committed to progress and be willing to make strategic investments in projects or community infrastructure necessary to support company expansions and locations, with the calculated expectation that this investment will reap the jobs, tax base and quality of life improvements the community desires."
4. On page 77, It states to "Promote, protect, and enhance the natural resources, historical, architectural, and agricultural heritage of North Stonington as a fundamental part of the town's identity, tradition, quality of life, and prosperity."

MOTION CARRIED, EFFECTIVE April 8, 2024

In favor – J. Gaccione, J. Cherenzia, W. Wilkinson, B. Buehler

Opposed – P. Lewis

B. TX AM #24-003 (*Text Amendment*) Application of Damion Barrett, 153 Stevens Avenue, Suite 8, Mount Vernon, NY 10550 to amend the Zoning Regulations Section 601.1 to increase the maximum building height in the Resort Commercial Zone to 90 ft. from 50 ft. (*No Action Taken*)

7. PLANNING ISSUES & DISCUSSION:

A. The North Stonington Planning & Zoning Commission has scheduled a Public Hearing for Tuesday, March 26, 2024 at 6:00 p.m. at the North Stonington Education Center, 298 Norwich-Westerly Road, North Stonington, CT to hear and consider the Plan of Conservation and Development for the adoption of the Plan.

B. M. Leonard asked that we discuss possible Planning & Zoning zoom or recorded meetings to be uploaded for the public to watch later.

8. SENIOR PLANNER & ZONING OFFICIAL'S REPORTS/ISSUES:

ZEO Activity Report for February

9. NEW APPLICATIONS: None

10. OLD BUSINESS: None

11. **NEW BUSINESS:** None

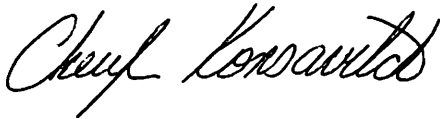
12. **REVIEW MINUTES:**

Review minutes of Regular Meeting of 02/08/24 – The minutes of 02/08/24 were accepted as written.

13. **ADJOURNMENT:**

MOTION by M. Leonard, SECOND by P. Lewis to adjourn the meeting at 8:52 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Cheryl Konsavitch". The signature is written in a cursive, flowing style.

Cheryl Konsavitch,
Administrative Assistant, Land Use Office