

## **STAFF APPLICATION REVIEW**

**TO:** Planning and Zoning Commission  
**FROM:** Juliet Hodge, PDZO  
**DATE:** April 7, 2021  
**Re:** **SPL #21-028 (*Site-Plan*)** Application of Ms. Beer Haven LLC, c/o Philipp Baumann, 622 Pendleton Hill Rd., N. Stonington, for a proposed Farm Nano-Brewery Use.

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The proposed use is for a small farm nano-brewery to be located within an existing barn on a 46-acre property located at 622 Pendleton Hill Rd. in a R80 Zone. The current use of the property is residential with an established agricultural use. The Applicant lives on the property and currently grows hops and fruit trees and raises bees. Honey produced is sold locally. Applicant is proposing commercial beer sales only with no on-site consumption of beer. The applicant estimates producing 50 barrels per year. The current regulations allow for up to 15,000 barrels a year. The existing space will also house a small farm store as permitted in the regulations. The barn is 40'x30' and the area designated for the production of beer is 15' x 20'(300sf) with an additional 15' x 20' area for the farm stand/retail area.

The criteria for approval specific to a farm nano-brewery are:

- Production less than 15,000 barrels a year.
- Brewery must be clearly subordinate to a primary residence that is owner-occupied (or that houses a full-time caretaker/manager).
- Hours of operation for the tasting room and retail store shall be 12:00 p.m. to 8:00 p.m. (year-round, 7 days a week).
- Parking to be located in areas least visible from access roads and adjoining properties, while allowing for adequate sightlines entering and exiting the property.
- Accessory uses to the Farm Brewery may include a test kitchen, tasting room, retail farm store selling local produce, value-added products, and sealed bottles or other sealed containers of beer produced on site for consumption off the premises. Accessory structures such as sheds and barns incidental to the brewery are also permitted.

Applicant submitted a complete application and Plot Plan prepared by a licensed structural engineer. It contains all necessary information to determine compliance with the regulations (and more). Commission members agreed to permit the submission of a Plot Plan vs. standard Site plan as the site is fully developed and no new structures are proposed.

4.5 acres of the parcel are designated as PA 490 Pasture. The Plot plan identifies the area that contains the Apiary, the hops and fruit trees. There are areas of wetland soils northeast of the house, but not to be affected by this proposed use. Application was reviewed by Wayne Berardi, WEO on 4/7/2021. He did not recommend review by the Wetlands Commission.

A new 2,500g precast concrete holding tank is proposed to handle the wastewater from the brewery operation. No provision of restrooms or food preparation/sales are proposed. The holding tank is designed for a wastewater discharge of 175g per week. The tank will be pumped every 8 weeks (design capacity) or as needed. Wastewater will be pre-treated to remove the spent grains prior to discharge into the holding

tank. No other wastewater (domestic sewage etc.) will be discharged into the system. System was designed by Edward Wenke III, PE.

A new well is also proposed to supply the brewery. Water demand expected to be 250g per week. LLHD stated that no B100a review was required in an email dated 3/12/21. Existing home on the property is serviced by on-site well and septic system.

The access to the property is from Pendleton Hill Rd. The driveway leading to the barn to be used for the proposed farm-brewery and farm store is greater than 500ft in length, paved and has a circular turn-around area near the house. Two formal parking spaces will be provided close to the barn with an additional existing paved area/apron in front of the barn.

No additional lighting or landscaping is proposed. This use as applied to this property as proposed in this application is not expected to generate traffic or create any nuisance to neighboring properties with respect to noise, odor, dust, etc.

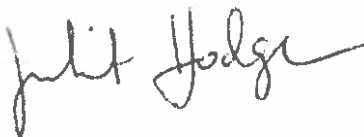
Consistency with POCD:

The proposed use is currently permitted in the Zoning Regulations under Section 1001.3 (D) and is consistent with the goal in the 2013 POCD of sustaining economic development through green energy technology and agriculture, and Promoting agricultural businesses and supportive industries that are vital to the local and regional economy. Additionally, the proposed nano-brewery is certainly appropriately scaled and designed relative to its location.

The proposal is also consistent with the goal of protecting existing farms and encouraging/supporting new farming operations and is permitted as a result of the implementation of the associated action identified in the POCD to "Expand allowable principal and accessory agricultural uses..." Farm Nano-brewery Regulations were added in 2015.

The proposed nano-brewery complies with the regulations, and as such, staff recommends that the application be approved.

Respectfully submitted,

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