

posted 2/27/2023
Sbranch

RECEIVED
VERMONT TOWN CLERK
23 FEB 27 AM 11:37

**Legal Notice
Public Hearing**

Tolland Planning & Zoning Commission

The Tolland Planning & Zoning Commission will hold a Public Hearing on Monday, March 27, 2023, commencing at 7:00 p.m., to hear and discuss the following:

PZC #23-2- Zoning Regulation Amendment- Request to amend Section 5-2 "Uses" in the Residential Design District and Section 16-13 "Farm Brewery, Farm Cidery, Farm Distillery and Farm Winery" to modify ingredient and setback requirements. Applicant: Town of Tolland.

A copy of this application is on file and available for review in the Planning & Building Department at 21 Tolland Green, Tolland, CT.

To be advertised twice in the Journal Inquirer: Monday, March 13, 2023 and
Thursday, March 23, 2023



P&Z #:

TOWN OF TOLLAND APPLICATION TO AMEND REGULATIONS

Please attach the full text of the proposed changes, edits, amendments, and new text that you are proposing.

Which document are you proposing to amend?



Zoning Regulations



Wetlands Regulations



Subdivision Regulations



Plan of Conservation & Development

List all sections of the regulations that you propose to amend or add text to:

Section 5-2 "Uses" in the Residential Design District

Section 16-13 "Farm Brewery, Farm Cidery, Farm Distillery, and Farm Winery"

Describe the purpose for these proposed changes:

The proposed changes modify ingredient and setback requirements for Farm Brewery/Cidery/Distillery/
Winery uses.

Describe how this request is consistent with the Tolland Plan of Conservation and Development:

The request is consistent with the Tolland POCD objective C4 and C25 which state:

"Update the Zoning Regulations to be more farm-friendly."

"Encourage agri-tourism."

Applicant Information

Applicant Name: Town of Tolland

Mailing Address: 21 Tolland Green, Tolland CT 06084

Phone Number: 860-871-3601

Email Address: dcorcoran@tolland.org

(Over)

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: David Corcoran Date: 2/22/23

Please note:

1. If also proposing to amend the Zoning Map, a separate Map Amendment Form and fee must be submitted.
2. The fee of \$300.00 plus a \$60.00 State fee must be submitted to be considered a complete application.

OFFICE USE ONLY

Fee Amount:	_____	Approved:	_____
Form of Payment:	_____	Approval Date:	_____
Date Submitted: (stamp)		Effective Date:	_____

Section 16-13. Farm Brewery, Farm Cidery, Farm Distillery and Farm Winery

A. Intent

The intent of these regulations is to support agriculture in Tolland by allowing expanded economic enterprises on farms while ensuring that activities are compatible with residential zones and minimizing potential impacts to nearby residences. The activities and uses permitted in this Section are intended to be accessory to a farm operation.

B. General Regulations for all Farm Breweries, Cideries, Distilleries, and Wineries

1. Minimum lot size: 15 acres
2. All refuse areas shall be located a minimum of 100 feet from all property lines.
3. The farm brewery, winery, cidery, or distillery shall grow on the premises of the farm brewery, winery, cidery, or distillery or on property under the same ownership and control of the applicant or leased by applicant within Connecticut an average crop of ingredients, excluding water, equal to not less than twenty-five per cent of the ingredients used in the manufacture of the farm brewery, winery, cidery, or distillery's product. The establishment shall not sell, serve, or offer tastings of alcoholic beverages that were not manufactured on the premises.
4. To the extent practicable, truck deliveries and pick-ups between 10 p.m. and 6 a.m. should be avoided.
5. There shall be no amplified music or amplified sound.

C. Permit Requirements:

1. Minor Farm Breweries, Cideries, Distilleries, and Wineries – Zoning Permit
2. Major Farm Breweries, Cideries, Distilleries, and Wineries – Special Permit

D. Permitted Uses and Regulations for Minor Farm Breweries, Cideries, Distilleries, and Wineries

1. In addition to the farming operation and other uses customary and incidental to a farm, retail and wholesale sales of the products grown and manufactured on property owned or leased by the permittee in Tolland as part of a Roadside Stand shall be permitted with a Zoning Permit. Retail sales of beer-, cider-, wine- and alcohol- related merchandise, such as glasses, mugs, and items that promote the product or are directly related to the use of the product are allowed.

E. Permitted Uses and Regulations for Major Farm Breweries, Cideries, Distilleries, and Wineries

1. In addition to the farming operation, the following uses are permitted on the premises of any major farm brewery, cidery, distillery or winery:
 - a. Tastings, for free or for a fee.
 - b. Tours.
 - c. Retail and wholesale sales of the products grown or manufactured on the premises.
 - d. Retail sales of beer-, cider-, wine- and alcohol- related merchandise, such as glasses, mugs, and items that promote the product or are directly related to the use of the product. Merchandise unrelated to the products produced on site may be offered for sale provided that the amount offered is clearly subordinate to related merchandise. In general, no more than 25% of merchandise displayed for sale shall be unrelated merchandise.
 - e. Other uses customary and incidental to a farm.
2. All buildings, structures and parking related to the brewery, cidery, distillery, or winery operation shall be located a minimum of 75 feet from all property lines. The Commission may reduce the front yard setback to 50 feet provided it determines such a reduced setback does not impact adjacent residential uses.
3. Unless otherwise restricted by state law, hours open to the public are limited to:
 - a. Sunday, noon to 6 p.m.
 - b. Monday through Wednesday, noon to 8 p.m.
 - c. Thursday through Saturday, noon to 9 p.m.
4. Additional screening may be required for areas used for outdoor tastings or seating in order to reduce disturbances to adjacent residential uses.
5. Areas used for outdoor seating and outdoor tastings shall be located at least 100 feet from all property lines. The Commission may reduce this distance to 75 feet provided it determines that adequate screening exists for a reduced setback to not impact adjacent residential uses.
6. No more than three (3) food trucks are permitted. On parcels at least two (2) times the minimum lot size, the Commission may allow additional food trucks as part of the Special Permit Process. Establishments may permit visitors to bring food or may serve snacks. The preparation and serving of meals is prohibited, other than by food trucks.