Town of Voluntown

Planning & Zoning Commission

Voluntown Town Hall

SPECIAL MEETING

Wednesday May 22, 2019 7:00PM

Call to Order: Tape not running. At 7:07 Chairman Davidson made the announcement that the tape was not on at the beginning of the meeting and that the Applicant was presenting.

Members Present: Chairman Scott Davidson, Carl Grenier, Bob Panko, Marc Ledoux, Sr., Max Hallowell and Neftali Soto. (only voices I heard on recording. Recorder was not on at the time of attendance.)

Also, Present: Jim Larkin, NECCOG and Town Attorney Michael Carey. 1st Selectman Tracey Hanson was also present.

Seating of Alternates: Recorder was not on during this time.

PUBLIC HEARING: Application 031319 Zoning Text Amendment proposed by Leanne Church and James Anderson to add 2.35 and 5.2.12 to make “Beer and Brew Pubs” a use permitted by special exception in the Village District Zone and to delete drive in eating establishments and any eating establishment which serves alcohol from the minimum distance requirements of regulation 9.5.2

Applicant James Anderson presented and discussed in detail his plans for Brewery. Mr. Anderson discussed the definition of Brew Pub. Discussed its many aspects, POCD and what recommendations could be presented by a different group.

Jim Larkin went over memo from NECCOG. Attorney Carey let Mr. Larkin know that statutes have changed. Mr. Anderson went on to discuss the nature of a small brewery, impacts on the village district, minimum requirements, i.e., 2500 square feet of space enough for a tap room and small kitchen. Looking to brew about 46 times a year, 161 barrels. Mr. Anderson also discussed water, utility needs & 3 phase of power. Hours of operations same as package stores set by the state statute. Mr. Anderson then responded to a memo from Attorney Carey, to change beer pub to brew pub. Change wording establishment to premises. Serving alcohol contingent on effective liquor permit. Intended uses sub section H. Incorrect reference, no letter F should be H.

Questions/Comments from Commission: Mr. Larkin pointed out that the hours of operation 30-91 actually prohibits Planning & Zoning from setting hours. Hours set by state statute does not prohibit commission to reduce hours. Chairman Davidson reminded everyone that this application for a text amendment change is not specific to a piece of property, but to the entire Village District.

Mr. Larkin also discussed mixed use development as defined in Planning & Zoning regulations. Lot size requirements in the Village District and what they are. 3 larger towns have definition of brew pub and parking regulations. Stonington, East Lyme and New London. Attorney Carey was hard to understand at 1:13.00. He recommends that the Commission should not approve based on what has been presented so far, until clarification is presented.

Chairman Davidson read a memo from Jack Wesa, Economic Development Commission. The memo stated the commission recommended approve application 031318, it would be a positive change.

Public Comments: Could not understand name. Asked the question if other alcohol was being brewed or just beer? Applicant stated just beer.

James Williams stated in he is favor of application. Boasted about Al Daigneault.

1st Selectman Tracey Hanson stated she is in favor of application 031318. The brewery would be an asset to the entire town.

Could not get name (Bennett Road) wanted to know how opioid and other addictions would be addressed.

Tammy Daigneault-In favor or application.

Roger McLaren-206 Bennett Road, in favor of the text amendment change for the ENTIRE village district.

End of citizens comments

SECCOG responded that they would respond, but never did.

Max Hallowell asked about the hours of production, which are not covered by state statute.

Lots of chatter at 48:31 Melinda Bryan commented on outdoor activities for brewery.

Commission discussed advantages and disadvantages of not closing public hearing.

Lots of chatter at 19:08. Cannot understand any of the conversations.

Carl Grenier made a motion to continue the public hearing until June 12, 2019 at 7pm during the P&Z regularly scheduled meeting. Could not understand who seconded the motion. All in favor. Motion carried.

POCD all set for June 12, 2019. Jim Larkin unable to attend. Commission discussed scheduling another day June 5th. Have to double check room availability. Several discussions going taking place. Call a special meeting for POCD.

Jim Larkin discussed and explained in detail the Excel spreadsheet Community survey results.

Carl Grenier made a motion to adjourn the meeting. Scott Davidson seconded the motion. All in favor. Motion carried. Meeting adjourned at 8:45pm.