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Town of Colebrook
Planning and Zoning Commission
January 23, 2019 Colebrook Town Hall
6:30 pm Special Meeting

JAN 24 2019

COLEBROOK TOWN CLERK

Minutes

Draft

Present: Regular members Chairman Ed Lord, Jim Bickford, Ed Allen, Chuck Buchanan, along with alternate Marty Neal. ZEO Michael Halloran sat at the table also.

Ed called the meeting to order at 6:32 and a quorum was established.

Old Business:

Deliberation continued from the January 14, 2019 closed Public Hearing for application, #18-020 from John Auclair, 204 Stillman Hill Rd. for a modification to a special exception for a farm brewery. The Commission discussed and reviewed the Colebrook definition of a Farm Brewery and the regulations of Farm Breweries/ Wineries/ Distilleries.

The Commission decided to review the letter sent to John Auclair dated November 20, 2018 and the returned email from John to the land use office dated November 21, 2018. The Commission is hoping to review all of the changes made from the original approval in 2017, and to be able to somehow put them into a narrative to be included in writing with any further decisions made. It was also determined that Michael will make John aware that anything he does could require a modification to his approved special exception. The list of additional changes were;

1. The original parking approved was for 13 spaces with an overflow to the north for buses. There are now 82 spaces with 6 unpaved spaces and bus parking to the east.
2. Changes to the lighting in the parking lot and driveway.
3. The mechanical room which John did come to the Commission for on 3/12/2018.
4. Expansion of approved usable area from 2,736 sq. ft to 5,386 sq. ft.
5. Signage has expanded with second sign on road.

The Commission also wanted it clear that the second barn constructed, (#2) (permit #17-014) which was attached to the original structure, equipment storage for the farm, with no heat or plumbing.

The Commission then began deliberation of the six requests in the Norbrook application.

1. John would like food trucks in the parking area in order to give customers another option to “bring your own food.” The current conditions of approval is “Food service to the public shall be limited to light snacks.” The Commission seemed to be in agreement that food trucks are not allowed in the R-2 zone. However, there was discussion of the possibility of an ordinance and how it would function as a tool.
The Commission was also concerned if they needed to be regulating “bring your own food”? Nothing in the definition of Farm Brewery discusses food.
2. One of Johns request was the ability to make his own spirits, ciders and wines. The Commission agreed that there was no approval from FVHD regarding water and sewage. The answer would be yes, he has the ability but he would need to come before the Commission with completed plans.
The second part to the request would be the selling of others spirits wines and beers. Current regulations only allow product produced on the farm be sold on the farm.
3. Can he expand into the storage/ hop processing building (#3) for retail? It was generally agreed that he could expand into this area to sell farm produced products and related farm items, (hats, tees, with logo).
There was concern of enlarging the farm barn capacity for “events” The Commission agreed that precedent had been set with Rock Hall application. The concern is also that a farm Brewery hosting weddings, parties, and meetings are not accessory to a farm Brewery. Again, the Commission felt the only way to approve was to make regulation changes.
4. The addition of kitchen space should be allowed for farm snacks, including pretzels.
5. The addition of barn #3 (2,200sq. ft.) per sheet four of the application to be approved for the brewery operation to support wholesale keg accounts, if approved by FVHD.
Building #4 on sheet four not amended on application and not to be approved at this time.
6. Johns request to have the ability extend hours on certain nights up to 15 nights per year brought up many questions. A brewery

function (An Octoberfest to showcase his beer) is accessory to his Brewery, and possible with some sort of notification to Land Use. It was decided to table deliberation until the next meeting scheduled for February 11.

Jim made a motion to adjourn, which was seconded by Ed. The motion was approved unanimously. The meeting was adjourned at 8:55 p.m.


Michael J. Halloran