

TOWN OF COLEBROOK
COLEBROOK TOWN HALL
P.O. Box #5, 562 COLEBROOK ROAD
COLEBROOK, CT. 06021-0005
(860) 379-3359 ext. 209 mhalloran@colebrooktownhall.org
2/25/2019

Summary of work performed and requests

The six request's made in application 18-020 from Positive Ground LLC., 204 Stillman Hill Rd., for a modification to a special exception for a Farm Brewery, and set forth to assist the Commission in issue discussion prior to possible motions and vote. The Commission also notes that additional work done after approval of original permit dated 8/3/2017 that the Commission was unaware of prior to the application for modification dated 11/19/2018.

The additional work is as follows;

1. The original parking approved in 2017 was for 13 spaces with an overflow to the north of the parking spaces for buses. There are now 82 spaces with 6 unpaved spaces and bus parking to the east.
2. Changes have been made to the lighting in the parking lot because of the expanded parking lot.
3. The usable area has been expanded from the original plans from 2,736 square feet, to 5,386 square feet.
4. The second barn constructed, (#2) (permit #17-014) which was attached to the original structure, was for equipment storage only for the farm, with no heat or plumbing.

The six requests asked for will be broken down individually;

1. A request to allow food trucks to set up in the parking area to allow customers another option to 'bring your own food.'

A motion to allow food trucks on site at a Farm Brewery.

2. A request to have the ability to make spirits, ciders, and wines and the ability to showcase/ sell other offerings from regional cideries and wineries.

A motion to serve and sell spirits and wines from other producers.

3. A request to expand into the existing farm storage/hop processing area (barn#2) for more "Farm Store" merchandise display, and occasional large group seating. (Birthday parties, Christmas parties, meetings).

A motion to expand the retail sales area to include products produced on the Farm as well as products related to the Farm Brewery, (hats, tees with logo, mugs).

4. A request to section off part of the existing farm storage/hop processing area (barn#2) to construct/expand kitchen for a stove/sink/refrigeration unit to bake pretzels on the premises.

A motion to add kitchen space for the preparation of light snacks, including baked pretzels.

5. A request to add 2,200 sq. ft. (Actually 2,160 sq. ft. 36'x60') to the brewery end (south) of the building. This is needed to support wholesale (keg) accounts. There will be no increase in traffic.

A motion for an addition (barn#3) for the brewery operation to support wholesale keg account.

6. A request to close later on certain nights (holidays, etc) for no more than 15 nights per year.

A motion to extend hours of operation for functions consistent to a Farm Brewery.