

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

**RPC
Representatives**

Bethany:
Michael Calhoun
(Vice Chair)

Branford:
Charles Andres

East Haven:
Sal Brancati

Guilford:
Walter Corbiere

Hamden:
Robert Roscow

Madison:
Joel Miller

Meriden:
David White
(Chair)

Milford:
Scott Marlow

New Haven:
Kevin DiAdamo

North Branford:
Frances Lescovich

North Haven:
James Giulietti

Orange:
Ralph Aschettino

Wallingford:
Jeffrey Kohan
(Secretary)

West Haven:
Kathleen Hendricks

Woodbridge:
Andrew Skolnick

To: Regional Planning Commission
From: Eugene Livshits, Senior Regional Planner
Subject: Thursday, May 10, 2018 RPC Meeting at 5:15pm at SCRCOG, 127 Washington Ave,
4th Floor West, North Haven, CT 06473

AGENDA

1. Administration

1.1. Minutes of the March 8, 2018 RPC Meeting **1**

2. Action Items

2.1. Town of North Branford: Proposed Zoning Regulation Amendment to Create **3**
Section 42.5.19 regarding Farm Distilleries. Submitted by: Private Applicant.
Received: April 13, 2018. Public Hearing: May 3, 2018.

2.2. Draft South Central Region: Plan of Conservation and Development

3. Other Business

The agenda and attachments for this meeting are available on our website at www.scrkog.org. Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week's notice.

La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en www.scrkog.org. Favor en contactar con SCRCOG al (203) 234-7555 para obtener una copia de la Agenda en un idioma distinto al Inglés. Ayudas/servicios auxiliares e intérpretes para personas de Dominio Limitado del Inglés serán proporcionados con dos semanas de aviso.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, March 8, 2018 Meeting

Present: David White, Michael Calhoun, Jeffrey Kohan, Robert Roscow, Sal Brancati, Charles Andres, Andrew Skolnick, Ralph Aschettino, Eugene Livshits

1 Administration

1.1 Minutes of the January 11, 2018 RPC meeting.

Motion to accept the minutes as presented: Sal Brancati. Second: Charles Andres.
Vote: Unanimous.

1.2 Minutes of the February 8, 2018 RPC meeting

The Regional Planning Commission Meeting on February 08, 2018 did not have a quorum. The referrals were reviewed by consensus of the members present.

Motion to accept the minutes as presented: Andrew Skolnick. Second: Sal Brancati.
Vote: Unanimous. Abstain: Michael Calhoun, Jeffrey Kohan, Ralph Aschettino

2 Statutory Referrals

The statutory referrals were discussed and comments were determined by the consensus of the members present.

2.1 City of West Haven: Proposed Zoning Regulation Amendments to Table 39.2 and Section 49.3 to establish standards for Adult Oriented Establishments

By resolution, the RPC has determined that the proposed zoning regulation amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Michael Calhoun. Second: Ralph Aschettino. Vote: Unanimous.

2.2 Town of Prospect: Proposed Zoning Regulation Amendment to Section 4.7 Agricultural Uses regarding the keeping of small animals and fowl

By resolution, the RPC has determined that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Ralph Aschettino. Second: Charles Andres. Vote: Unanimous.

**SOUTH CENTRAL CONNECTICUT
Regional Planning Commission**

2.3 Town of North Haven: Proposed Zoning Regulation Amendment to create Section 5.1.3.17 to establish Independent Living Facilities as a use in IL-80 Districts

By resolution, the RPC has determined that the proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Michael Calhoun. Second: Jeffrey Kohan. Vote: Unanimous.

3 Other Business

Motion to Adjourn: Sal Brancati. Second: Ralph Aschettino. Vote: Unanimous.

Referral 2.1: Town of North Branford

Subject:

Proposed Zoning Regulation Amendment to Create Section 42.5.19 regarding Farm Distilleries

Staff Recommendation:

The proposed zoning regulation amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

A private applicant submitted proposed zoning regulation amendments to create Section 42.5.19 regarding farm distilleries.

The regulation defines a farm distillery as having a minimum of 10 acres of land classified as PA490 where a minimum of 25% of the crop used to create the spirits are grown on land that is leased or owned by the permittee, or grown in the state of Connecticut. The spirits will be manufactured, stored, and sold on site. The farm distillery would allow the retail sale of spirits produced at the facility, contain a tasting room, and allow consumption of spirits on the premises. A café may be permitted on the premises for the sale of food and/or spirit-based mixed beverages. Farm Distillery would be considered a Special Use in R-80 and R-40 zones, which is the same as current Farm Brewery regulations.

Parking and site access will be based on the requirements for restaurants and other food and beverage service establishments from Section 53 of the zoning regulations. Building cover will be no more than 5 percent of the lot, and paving shall cover no more than 10 percent. A Special Use permit application will be required for any proposed site, and must include a Site Development Plan at the time of application.

R-80 and R-40 Zones in North Branford are adjacent to Wallingford, North Haven, East Haven, Branford, and Guilford.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

MAYOR
MICHAEL J. DOODY

DEPUTY MAYOR
ROSE MARIE ANGELONI

TOWN MANAGER
MICHAEL T. PAULHUS



COUNCIL MEMBERS
ANTHONY S. CANDELORA
MARIE E. DIAMOND
JOSEPH E. FAUGHNAN
GEORGE I. MILLER
ALFRED D. ROSE
ROBERT VIGLIONE
THOMAS ZAMPANO

TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290
Building Department (203) 484-6008 Engineering Department (203) 484-6009 Planning & Zoning (203) 484-6010
Department Fax (203) 484-6018

SENT VIA EMAIL TO: Eugene Livshits ELIVSHITS@SCRCOG.ORG
FAX: (203) 234-9850

Date: April 13, 2018

TO: South Central Regional Council of Governments (Regional Planning Agency)

FROM: North Branford Planning and Zoning Commission

Pursuant to the provisions of Section 8-3b of the General Statutes of Connecticut, as amended, the following proposed application is referred to the Regional Agency to review and report on:

- Proposed subdivision located within 500 feet of another South Central municipality
- Adoption or Amendment of ZONING REGULATIONS affecting the use of a zone within 500 feet of another South Central municipality

The change was originally requested:

- by municipal agency
- by petition **PZ Application #2018-7 Applicant: Alex DeFrancesco**

Proposed Zoning Regulation Amendment: PZ Application #2018-7, Petition of Alexander DeFrancesco, proposing to amend the North Branford Zoning Regulations, under SECTION 42- SPECIAL USE PERMITS by adding a subsection 42.5.19 Farm Distillery Use with Related Accessory and Incidental Uses to Farm Distilleries Included Under Use Line A-6.4 to allow farms to manufacture and brew spirits, sell spirits, and associated tastin room and events and consumption of spirits on the premises of a compliant farm location with a Special Use Permit and the necessary State permits per CT General Statutes public Act 17-232. The full application is attached.

Public hearing has been scheduled for May 3, 2018 at 6:30 pm.

Material submitted herein:

- Legal Notice
- Supporting statements, site map
- Map of proposed subdivision
- Text of proposed amendment

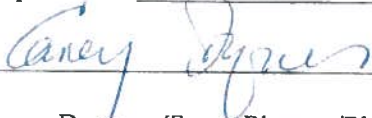
RECEIVED

APR 13 2018

SOUTH CENTRAL REGIONAL
COUNCIL OF GOVERNMENTS

Town of North Branford
SCRCOG Referral
PZC Application #2018-7
April 13, 2018

Other: See Current Zoning Regulations and Zoning Map on Town Web Site under Planning Department. www.townofnorthbranfordct.com

 (Authorizing Signature)

Carey Duques, Town Planner/Planning & Zoning Administrator
North Branford Town Hall
909 Foxon Road
North Branford, CT 06471-0287
Phone: (203) 484-6010 Fax: (203) 484-6018

TOWN OF NORTH BRANFORD
PLANNING & ZONING COMMISSION

Appl. # 2018-7
Submission Date: 2/26/18
Date of Receipt: _____
Fee: \$300

Circle One:

AMENDMENT TO ZONING REGULATIONS

AMENDMENT TO ZONING MAP

Applicant Name: Alexander DeFrancesco + Nina Fattore
Mailing Address: 43 Avon Road, Northford, CT 06472
Telephone: 203-641-8498 (alex) Cell #: 203-410-8503 (nina)
E-mail address: fattore.n@gmail.com, magnacarta88@gmail.com

For **TEXT CHANGES**, please supply information below:

Section of Zoning Regulations to Amend: Add Sec. 42.5.19
Full Text of the Proposed Amendment: (see attached)

(May attach a separate sheet if necessary)

For **MAP CHANGES**, please supply additional information below:

Address of Property: _____
Assessor's Map No: _____ Lot #: _____
Existing Zoning: _____ Proposed Zoning: _____
Has a previous zone change been requested for this property? _____
If so, when? _____
Owner's Name: _____
Mailing Address: _____
Telephone: _____ Cell #: _____
E-mail address: _____

ALL APPLICATIONS SHALL ADHERE TO THE FOLLOWING:

1. **SUBMISSION REQUIREMENTS** include a complete and comprehensive statement of the reasons for any proposed change, including any special interest the Applicant(s) may have in such change.

2. **ADJOINING MUNICIPALITIES:** Applications affecting sites within 500 feet of, or affecting, an adjacent municipality require notification to that municipality and to the regional planning agency.

_____ Site is within 500 feet of an adjoining municipality.

_____ Site is not within 500 feet and will not impact any adjacent municipality.

3. **REGIONAL WATER AUTHORITY (RWA) NOTIFICATION:** The applicant must provide written notice to the RWA and to the East Shore District Health Department (ESDHD) when any application is within the watershed of the RWA.

_____ Project is not within watershed of the RWA.


_____ Project is within the RWA's watershed and the RWA and ESDHD have been notified.

SIGNATURES REQUIRED ON THIS APPLICATION:

The following is the legal agreement regarding this application which must be signed by the applicant and by all property owners of property for which a zoning map change is requested.

The undersigned hereby applies for approval of the foregoing Regulation Amendment and/or Zoning Map Change and declares that the statements contained in this application and in all documents and/or drawings submitted as part of the same are, to the best of his/her knowledge and belief, true and accurate as presented.

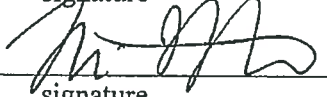
APPLICANT(S):

 Alexander DeFrancesca 2/26/18

signature

print name

date

 Nina Fattore 2/26/18

signature

print name

date

OWNER(S):

signature

print name

date

signature

print name

date

Statement of Intent

Following the recent changes to state legislation our intent is to open the first farm distillery in the state, utilizing farm raised ingredients to showcase Connecticut agriculture in a new way. Our intent is to produce high quality spirits and liquors that reflect the high standard the DeFrancesco farm has consistently put forth for 110 years in all of their products.

As the national landscape of farming is rapidly changing due to advancement in technology and a social shift to "farm to table" consumption becomes more and more popular, large corporate farms are more competitive than ever with local family owned establishments. As a result of this, family owned farms with dedication to responsible growing must adapt and find or establish new niches in the marketplace to survive. This has resulted in diversification of crops, branch businesses (i.e. dairy farms opening ice cream shops), as well as production of alcohol. It is our responsibility as Stuarts of the Land, not only to work the fields, but ensure the financial success of the farm so we can continue to do what we love and have dedicated our lives to. Our hope is that the distillery will give us not only a unique way to showcase the beauty of what the land in our state can produce but also provide some stability in an ever changing agricultural marketplace.

07
Proposed Text Amendment PZC #2018-02
Submitted By: Alex Defrancesco & Nina Fattore

Sec. 42.5.19

Farm Distillery Use with Related Accessory and Incidental Uses to Farm Distillery Included Under Use Line _____ shall conform to the following special standards:

1. **Definition:** Any place or premises that contains a minimum of 10 acres of Land classified as PA 490 land where a minimum of 25% of the crop used as spirits ingredients such as; fruit, corn, malt, cereal grain, honey, flowers or other fermentable must be grown by, on land leased or owned by, or raised in the home state (Connecticut) of the permittee and spirits are manufactured, stored and sold, meeting the permit requirements of Connecticut General Statutes, as these statutes may be amended, Public Act 17-232 and applicable definitions and guidances of Title 22 of the Connecticut General statutes.
2. **General:** A farm distillery is a specific type of "Farm" use and following activities are recognized as normal part of farm distillery use and are therefore allowed as part of the permittee use:
 - A. Retail sale of spirits produced at the farm distillery and replaced items
 - B. A tasting room(s)
 - C. Consumption of spirits on the premises
 - D. Group visitations for the above purposes

The following said accessory uses shall be incidental, complementary and secondary to the farm distillery approved hereunder:

- E. A farm distillery café may also be permitted on the premises which shall permit the preparation and sale of food and/or spirits including spirits based mixed beverages to members of the public seated indoors and/or on a patio area adjoining the building as shown on site plan.
 - F. A residential structure for the person use by the permittee and his/her family shall also be permitted on the property.
3. **Special Use Requirements:**
- A. The use, location, and design of the proposed farm distillery shall be in conformity with the nature and character of the surrounding neighborhood including the appropriateness of roadway arteries serving the property and with parking located in areas on the site where it will be the least visible from access roads and adjoining properties. Site access, parking, and circulation criteria shall conform with the provisions of Section 53 of the zoning regulations, specifically meeting the parking requirements for restaurants and other food and beverage service establishments.
 - B. All refuse areas shall be screened from view offsite and subject to all setbacks required for the Zoning District and a minimum of one hundred feet (100') from any dwelling on an adjacent lot.
 - C. Hours of operation for patronage shall be submitted for Commission approval for each application, taking into consideration the compatibility of the surrounding neighborhood.

- D. The special zoning bulk standards for the Farm Distillery Use regulations shall be as follows:
- 1) Building coverage of Principle Distillery Use shall be no more than five (5) percent of the lot area with a minimum building setback of 100 feet from all property lines.
 - 2) Building coverage of Distillery Accessory Uses and Residential Uses shall each be no more than two (2) percent of lot area. Distillery Accessory Uses shall have a minimum building setback of 100ft. From all property lines. Residential Uses shall follow the respective residential zone building setback requirements.
 - 3) Sit paving shall cover no more than ten (10) percent of lot area.
 - 4) Any pre-existing building within the minimum building setback distance may be approved by the Commission for use in the distillery operation and/or the distillery accessory uses if the Commission determines that its intended use, size, location and distance from the surrounding residential properties are appropriate to the area and will not be detrimental die to its operation and traffic.
- E. Signage must conform to Section 52 of the North Branford Zoning Regulations, but shall not exceed 16 square feet.
4. Application Requirements: A Special Use permit Application shall be submitted in accordance with the requirements of Section 42.2. An Existing Conditions map, generated to A-2/T-2 Survey Standards, and a Site Development Plan shall be submitted at the time a Special Use Permit Application is made, and shall contain at least the following information, both existing and proposed:
- A. All buildings and structure, streets, driveways, and off-street parking facilities.
 - B. Completion of a traffic impact study prepared by a Professional Traffic Engineer or as deemed necessary by the Planning and Zoning Commission.
 - C. The location of sewage disposal facilities reviews and approved by a state and local authorities having jurisdiction, as required (ESDHD, DEEP, etc.)
 - D. A schematic landscaping plan, including trees, shrubs, lawns, and any other natural features not disturbed.
 - E. A location plan at a scale of 1"=800' showing locations of the proposed development in relation to existing streets.
 - F. All standards and requirements specified in Section 41.1 and 41.2 and 62.5 of Zoning Regulations.
 - G. All provisions of this section and any additional conditions deemed necessary by the Commission in its consideration for Special Use Application.

**ZONING REGULATIONS
TOWN OF NORTH BRANFORD, CONNECTICUT**

DISTRICT – MAP CODE

PERMITTED USES	R-80	R-40	RGA	B-1	B-2	B-3	I-1	I-2	I-3	MBP	****SED
PART A – RESIDENTIAL AND RELATED USES											
A-1. A single detached dwelling for one (1) family and not more than one (1) such dwelling.	P	P	P	X	U	P	X	X	X	X	X
A-2. Multiple dwellings consisting of two (2) or more dwelling units. (apartments) (See also R-40P District, Sec. 31). +++++	X	X	S	U	U	U	X	X	X	U	X
A-3. A professional or business office in a dwelling unit.	PA	PA	PA	P	P	P	P	P	P	X	X
A-4. Customary home occupation in a dwelling unit, including home industries and services occupations.	PA	PA	PA	P	P	P	P	P	P	X	X
A-5. The letting of rooms and/or the furnishing of board in a dwelling unit to a total of not more than three (3) persons.	PA	PA	PA	PA	PA	PA	PA	PA	PA	X	X
A-6. Farms, truck gardens, forestry, the keeping of livestock and poultry and nurseries (including greenhouses incidental thereto).	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
A-6.1. Stands for the display and sale of farm, truck garden, forestry and nursery produce grown on the premises.	S	S	S	S	S	S	X	S	S	S	X
+++/# A-6.2 Farm/Winery with related accessory and incidental uses to farm winery.	U	U	X	U	U	U	U	U	U	X	X
A-6.3 Farm/Brewery with related accessory and incidental uses to farm brewery.	U	U	X	X	X	X	X	X	X	X	X
A-6.4 Farm Distillery with related accessory and incidental uses to farm distillery.	U	U	X	X	X	X	X	X	X	X	X
A-7. Commercial kennels, livery and boarding stables and riding schools.	U	U	X	X	X	X	X	X	X	X	X
*A-8. Open space Subdivisions.	X	U	X	X	X	X	X	X	X	X	X
*A-9. Multiple Dwelling Cluster Developments.	X	U	X	X	X	X	X	X	X	X	X
****/+ A-9.1. Planned Adult Residential Cluster Developments.	U	U	X	X	X	X	X	X	X	X	X
#A-9.2. Age Restricted Housing District	U	U	X	X	X	X	U	U	U	X	X
++ A-10. Elderly Developments (*Continuing Care Facilities for the Elderly.)	U	U	X	U	U	U	U	U	U	X	X
***/#A-11. Accessory Dwelling Unit.	PA	PA	X	X	X	X	X	X	X	X	X