

**PLANNING AND ZONING COMMISSION
TOWN OF DEEP RIVER, CONNECTICUT**

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** of the *Deep River Planning and Zoning Commission* held on Thursday, April 18, 2019 at the Richard H. Smith Town Hall was called to order by Chairman Bruce Edgerton at 7:00 p.m. Members present: David Basilone, Anthony Bolduc, Bruce Edgerton, Janet Edgerton, Jonathan Kastner, Jane Samuels, Ben Whelan, and Alternate Christopher Desrosiers. Also present: Nancy Howard (recording secretary), and approximately 38 audience of citizens.

Secretary Janet Edgerton read the notice of the public hearing published in the Hartford Courant on 4/5/2019 and 4/12/2019.

I. PURPOSE: To accept evidence for or against, written or oral, approval of Application #116, Application for Special Permit by John Waldron for the purpose of operation of a Brewery / Brew Pub on property of Patina Holdings, LLC at 6 Winter Avenue, Unit B7 (Map 56, Lot 75).

Presentation by Applicant: John Waldron presented the proposal for a brewery and brew pub at 6 Winter Avenue. It will be a family business as a brewery and brew pub. He noted that it is a microbrewery selling craft beer with the hopes of brewing 300 to 600 barrels the first year. The proposal is for the brewery to produce beer, canning and kegging on site for self distribution, and pints for consumption in the brew pub. The hours are between 7:00 a.m. to 10:00 p.m. for the purpose of brewing beer. There would be one to three people on site. Initially they may be brewing once or twice a week. The same three people are operating the brewery and the brew pub. The brew pub is similar to a coffee shop or wine tasting facility. There will be tasting of the craft beers and areas for relaxing and board games and some evenings there may be some specific events. Food will not be produced on the site. Patrons will be encouraged to bring food from a local restaurant or they would like to invite food trucks on the premises. He noted that the brew pub is proposed to be open five days a week, Wednesday through Sunday with hours on Wednesday & Thursday being 4:00 p.m. to 8:00 p.m.; Friday 3:00 p.m. to 9:00 p.m.; Saturday 12:00 p.m. to 8:00 p.m.; Sunday and Holiday 12:00 p.m. to 6:00 p.m. Fifteen parking spaces are available through the lease, with an additional six spaces in a gravel area and two handicap spaces on the property. The landlord has a total of 27 parking spaces and the other owner, Philip Coles, has offered two parking spaces. For the most part, the other businesses on the property will not be open at the same time.

Questions by Commission Members: Jane Samuels asked about connections for food truck and Mr. Waldron stated that the trucks are usually self contained. The Chairman noted that the Regulations currently do not have provisions for food trucks on that site. When asked about estimated time of opening, Mr. Waldron noted that the process takes time for licensing. The federal permit takes about 90-100 days and the state permitting may take six to eight weeks. The estimated time for opening may be early Fall. Chris Desrosiers asked if the landlord understands the parking requirements. Mr. Waldron stated that he is aware of the proposal. Jane Samuels asked if he has spoken with the brewery in Chester. Mr. Waldron noted that they are usually

with 40-50 person capacity. They have also visited 30 Mile in Old Saybrook, which is a little smaller; Steady Habit in Haddam; and Fox Farms in Salem.

Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) Memo dated 4/10/2019 from ZEO Cathie Jefferson regarding review of Application #116; and (b) Fire Marshal review and approval dated 4/15/2019.

Public Speaking Against Application:

Julia Whalen of 28 Main Street expressed concerns regarding introduction of alcohol on a busy roadway where speed limit is not enforced. The traffic coming out of Winter Avenue raises concern.

Public In Favor of Application:

1. Philip Coles, who did the original development of the property. He noted that the traffic coming out of Winter Avenue is coming from a dead stop. The brewery is proposed in the back corner of the property. He felt that the brew pub is a great thing for the town. They are civilized places and he spoke in favor of the proposal.

2. Rob Olson on River Lane noted that he thinks it will improve the town and a good thing for the town.

3. [name inaudible] stated that is a breath of fresh air to be added to the town. He noted that these types of establishments are an improvement.

4. Alan Paradis of 327 Main Street asked for confirmation that the use is permitted as of right. The Chairman confirmed that is correct.

5. Nick Rioux of 45 Kirtland Street spoke in favor. He noted that it would help businesses on Main Street. In connection with the concern regarding speeding, he noted the other restaurants existing in town that serve alcohol.

A motion was made by Jane Samuels and seconded by Janet Edgerton to close the public hearing on Application #116. Voted Unanimously.

II. PURPOSE: To accept evidence for or against, written or oral, approval of Application #117, Application for Special Permit by Scott and Sara Conner for the purpose of construction of a 4,463 sf, five bedroom house with garage, pool and driveway on property at 189 River Road (Map 18, Lot 43).

Presentation by Applicant: Bob Doane, P.E., L.S. on behalf of Sara and Scott Conner for property at 189 River Road. The parcel is approximately eight acres and the proposal is for a 4,463 s.f. house. Architect Chris Arelt was also present. The reason for the special permit is the size of the house. Mr. Doane reported that they have been before the Gateway Commission and have received a favorable report. He noted that they did present the proposal to the Wetlands Commission, particularly regarding the change in the driveway. There are no wetlands associated

with the culvert at the driveway and there are no wetlands on the property. Mr. Doane noted that they are proposing to modify the southern entrance to the property because it is currently difficult to see both directions. Mr. Doane submitted a picture of the sign posted on the property for the public hearing. He noted that Gateway's concern is the view from the river. The existing 23 ft. high house will be torn down and the new construction will be placed in the same location and the house will be 24 ft. high. The existing sanitary system will be used. A new well will be required. The activity is 101 feet from the coastal jurisdiction line. Mr. Doane noted that there will be tree cutting for the driveway. No trees will be cut on the bank. Some undergrowth or limbing up one third of the tree length would be allowed if necessary.

Chris Arelt reviewed the architectural drawing for the one and a half story house. It can be described as a craftsmen style house. Some of the materials of the area have been incorporated in to the design to make it look like it has been there. Chairman Edgerton noted that the Gateway Commission asked the Commission to encourage the owners to use a more muted color than off-white.

Correspondence: Janet Edgerton noted receipt of the following correspondence: (a) memo dated 4/15/19 from ZEO Cathie Jefferson regarding review of Application #117; and (b) letter dated March 29, 2019 from J.H. Torrance Downs of Connecticut River Gateway Commission.

Public in Favor of Application: None

Public Speaking Against Application: None

There being no further comments, a motion was made by Jonathan Kastner and seconded by Tony Bolduc to close the public hearing on Application #117. Voted Unanimously. The hearing was closed at 7:33 p.m.

Respectfully submitted

Nancy Howard

Recording Secretary