

SUBJECT TO APPROVAL

**MADISON PLANNING AND ZONING COMMISSION
PLANNING MEETING MINUTES
Apr. 4, 2019**

The planning meeting of the Madison Planning and Zoning Commission was conducted Thursday, Apr. 4, 2019, at 7 p.m., in Meeting Room A at Madison Town Campus.

MEMBERS PRESENT

Chairman Ronald Clark, John K. Mathers, Brian Richardson, and Elliott Hitchcock.

MEMBERS ABSENT

Joseph Bunovsky, Jr., Vice Chairman James Matteson, Secretary Thomas Burland, Joel Miller, and Amanda Mitchell.

ALTERNATES PRESENT

Giselle Mcdowall and Seonaid Hay.

OTHERS PRESENT

Director of Planning and Economic Development David Anderson.

The planning meeting of the Madison Planning and Zoning Commission was called to order at approximately 7:02 p.m. by Chairman Ronald Clark. Chairman Clark seated Alternate Commissioner Giselle Mcdowall for absent Vice Chairman James Matteson and Alternate Commissioner Seonaid Hay for absent Secretary Thomas Burland.

Review draft language for Section 2.4 regulation amendment after review by town counsel.

Director of Planning and Economic Development David Anderson stated that after considering the language proposed earlier for the regulation amendment, he thought that setting a hard standard of an 18-foot width for a private road would not work, since there are many private roads in town that have a variety of widths, such as 12 feet or 14 feet. He stated it would be better for the Planning and Zoning Commission to look at applications on a site-specific basis and to listen to the recommendation of the fire department. If the fire department did not believe its trucks could go down a width being proposed and recommended that a residential structure not be built on a particular lot, then the Planning and Zoning Commission would have to make a decision based on public safety, according to Mr. Anderson. Current subdivision regulations require paved roads to be 18 feet wide, but this is not a standard practice for private roads in town. After review by the town attorney, who agreed with the new language, Mr. Anderson presented a draft of the regulation amendment to the Planning and Zoning Commission. Language from the Planning and Zoning Commission's March 21, 2019 meeting stated, *provided any such private roadway shall have a minimum pavement width of 18 feet and have a grade of not more than 12 percent*, but the language approved by the town attorney took out that phrase and replaced it with *the adequacy of a private roadway shall be subject to the determination of the Planning and Zoning Commission in order to facilitate access of emergency and service vehicles*. That proposal gives the Planning and Zoning Commission the ability to consider and act on applications on a case-by-case basis, Mr. Anderson stated. To move the regulation amendment forward, there will be a public hearing on it in May, followed by a vote from the Planning and Zoning Commission on adoption of the regulation amendment. Mr. Anderson

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stated that he will send the draft language to all members of the Planning and Zoning Commission.

Discuss zoning regulations relating to breweries.

Director of Planning and Economic Development David Anderson stated that a group of people has expressed an interest in having a brewery or brewery pubs in town, and the Planning and Zoning Commission should be specific about allowing for them in Madison. There is a new concept the state just passed, which is a farm brewery, wherein the first year of operation 25 percent of the ingredients have to be Connecticut grown, and every year thereafter, 50 percent of the ingredients have to be Connecticut grown, Mr. Anderson stated. Five acres comprises a farm, in Madison, and crops must be produced. One of the problems facing potential breweries is that the town is on septic systems rather than public sewer systems, but those interested in establishing breweries or brewery pubs in Madison appear to be considering satellite type operations, as opposed to large facilities. With septic systems, water used in brewery operations has to be pre-treated or specially pumped. Mr. Anderson expressed an interest in also allowing farm breweries. He gave the Planning and Zoning Commission a seven page document that included: Section 7, Light Industrial Districts' permitted uses by Special Exception; regulations and definitions from Section 6; regulations for farms in a residence district, from Section 3; and Section 19, Definitions, all from the Madison Planning and Zoning Regulations. Discussion centered on allowing breweries in the Light Industrial Districts, under Section 7.1.3, with the permitted use being, "The manufacturing, processing or packing of foods, non-alcoholic beverages, toilet supplies, pharmaceuticals, perfumes and similar products." Planning and Zoning Commissioners recommended removing the word "non-alcoholic," which would then allow breweries to be a permitted use by Special Exception. In discussing Section 6.2.2.1e, retail sales establishments are permitted in the Downtown Districts, and the breweries would become a use requiring a Site Plan Review with a number of stipulations that other such retail sales establishments must follow in that section. That section does state that the use may be allowed *provided that no objectionable noise, smell or unsightly condition is created which is noticeable off the premises*, and Commissioner John K. Mathers stated that he has had experience with a hotel establishment that had a brewery on site. There were times when the brewery had an odor some found objectionable, while others were not bothered by it, Commissioner Mathers stated, describing the odor as malty or yeasty. There could be two approaches to including breweries in the town's Planning and Zoning Regulations—one would be to specifically state the words breweries and brew pubs with restaurants, and the second would be to include breweries and brew pubs in a regulation under restaurants. Chairman Ronald Clark suggested the words alcoholic and non-alcoholic beverages be used, to be more specific. In Section 6.2.2.1e, suggested changes for "including the manufacturing or processing of materials only as incidental to a permitted retail operation," included deleting the words "only as incidental" or deleting "only as incidental" and replacing those words with "related" or "related to." Chairman Clark stated that he did not see that an odor from a brewery would fall out of bounds, since odors do emanate from restaurants. If language were added to retail sales establishments, then breweries would be allowed in the Downtown District, the Commercial District, and the Rural Shopping District, Mr. Anderson stated. Commissioner Mathers asked if a farm could include a distillery or a vineyard. Mr. Anderson stated that the regulations for the state allow sales on premises, but that regulation also gives towns the right to deny those types of sales. Mr. Anderson stated that he will do some research on distilleries and vineyards and return to the Planning and Zoning Commission with further recommendations on language. Any regulation amendments would be

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heard in a public hearing.

Discuss Sustainable Connecticut Certification Program.

Director of Planning and Economic Development David Anderson stated that Madison participated in the inaugural year of the Sustainable Connecticut Certification Program and was one of 22 towns receiving awards. Madison earned the bronze certificate and would like to work toward earning the silver certificate this year, according to Mr. Anderson. Points are awarded in a number of categories, including sustainability, economic development, affordable housing, and equity, or diversity and treating people well. Last year, Madison's sustainability team had three members, but this year, Mr. Anderson stated that it is an important process and he would like to have more people involved, including members of the Planning and Zoning Commission. Currently, five people are on the sustainability team. Innovation is also rewarded with points and Madison earned points for allowing farms to have events, such as farm to table dinners, according to Mr. Anderson. Information about the sustainable program will be sent to all the Planning and Zoning Commissioners, Mr. Anderson stated.

Remarks:

Commission Chair ~ Chairman Clark reminded the commission that the program on climate change and Madison's efforts to deal with sea level rise will be presented Monday, May 6, 2019 at 7 p.m.

Director of Planning & Economic Development ~ Mr. Anderson stated that the Horse Pond subdivision work has begun, and the Inland Wetlands and Watercourses Agency is considering an application for 10 apartment units over two buildings at 41 Cottage Road. Life Bowls, on Boston Post Road, would like to have four or five tables and accompanying chairs on the sidewalk; the restaurant would move the chairs and tables and put them away, for overnight. Mr. Anderson asked if the Planning and Zoning Commission would be comfortable with allowing him to administratively approve it, and commissioners appeared to favor that approach.

Adjournment

Commissioner Giselle Mcdowall made the motion to adjourn at 8:10 p.m.; it was seconded by Commissioner Mathers and unanimously approved.

Vote to adjourn passed: 6-0-0.

IN FAVOR: Chairman Ronald Clark and Commissioners Elliott Hitchcock, John K. Mathers, Giselle Mcdowall, Brian Richardson, and Seonaid Hay.

OPOSED: None.

ABSTAINED: None.

Respectfully submitted,
Marlene H. Kennedy, clerk