



TOWN of TOLLAND/ 21 Tolland Green, Tolland, Connecticut 06084

## **P&Z App. #16-4: Zoning Amendments to Allow Breweries, Distilleries, Wineries and Brewpubs**

The Tolland Planning and Zoning Commission has drafted amendments to the Zoning Regulations to allow alcohol / liquor producing establishments (e.g., breweries, micro-breweries, etc.). A public hearing on the proposed regulations will be held at its regular meeting on:

**Monday, September 12, 2016**

**6<sup>th</sup> Floor Council Chambers, 21 Tolland Green**

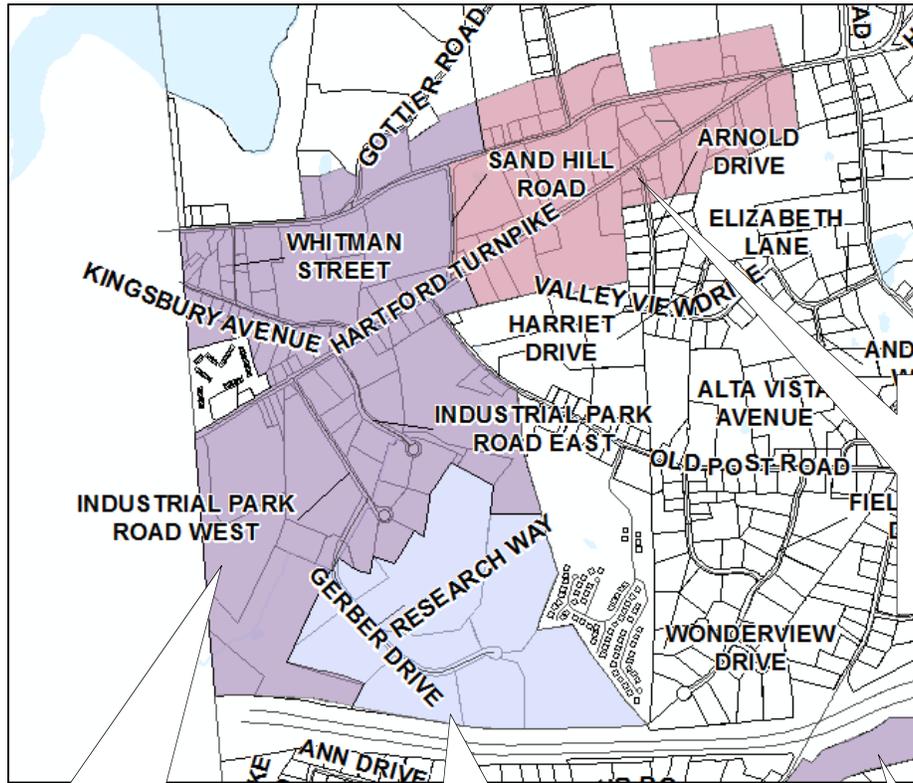
**The meeting begins at 7:00 p.m.**

The full amendments are on the following pages. In summary the Commission proposes to allow smaller-scale establishments ("micro") and brewpubs in most business zones and larger size establishments in the two zones intended for more industrial-type activities in the Tolland Business Park and vicinity. All of these uses would be allowed only by a Special Permit which means that a public hearing would be held when someone proposes these uses at a specific site.

You can provide input on the proposed regulations by:

- Speaking at the hearing
- Providing written testimony prior to the hearing. To be considered by the Commission, written testimony must be submitted by 4:30 p.m. on Wednesday, September 7. If you miss that deadline, you may provide your input in person at the hearing. To provide written testimony, email the Commission through its staff at [hsamokar@tolland.org](mailto:hsamokar@tolland.org) or mail to the Planning and Zoning Commission at the above address.

# SUMMARY BY ZONE

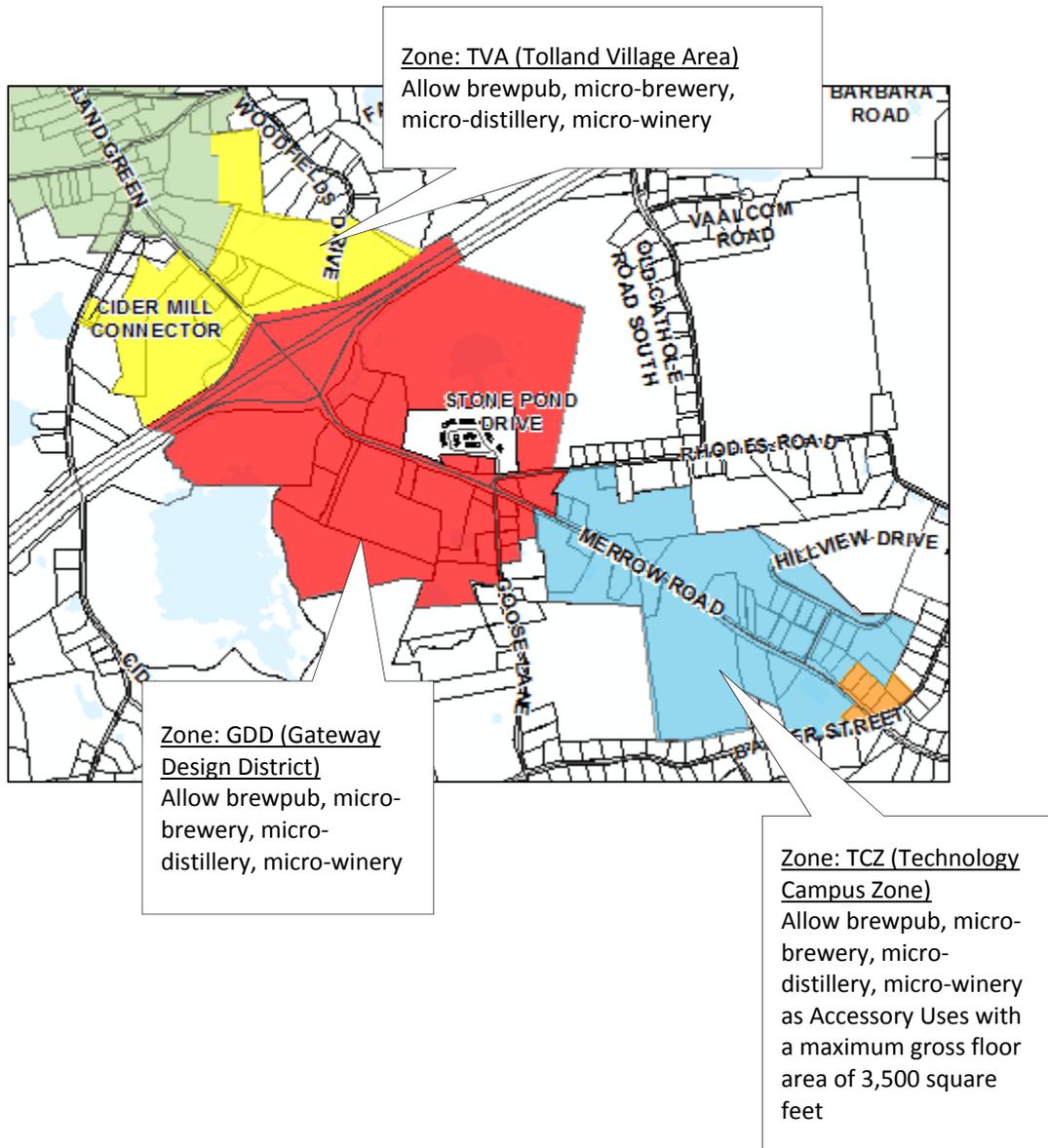


Zone: CIZ-A (Commercial Industrial Zone A)  
 Allow brewpub, micro-brewery, micro-distillery, micro-winery, brewery, distillery, winery

Zone: TBP (Tolland Business Park)  
 Allow brewpub, micro-brewery, micro-distillery, micro-winery, brewery, distillery, winery

Zone: CCZ (Community Commercial Zone)  
 Allow brewpub, micro-brewery, micro-distillery, micro-winery

Also CIZ-A



## **PROPOSED AMENDMENTS**

### **Article 2, Definitions**

---

#### **Section 2-2. Terms Defined**

*Add the following definitions:*

BREWERY – A facility where beer or alcoholic cider is manufactured, stored, bottled and sold in sealed containers at wholesale. A brewery may include on-site retail sales for consumption off premises or offered for on the premises consumption.

BREW PUB – A restaurant with an on-site micro-brewery.

DISTILLERY – A facility where alcoholic liquor is manufactured, stored, bottle and sold in sealed containers at wholesale. A distillery may include on-site retail sales for consumption off premises or offered for on the premises consumption.

MICRO-BREWERY – A brewery where no more than 6,000 barrels per year is manufactured.

MICRO-DISTILLERY – A distillery where no more than 6,000 barrels per year may be produced.

MICRO-WINERY – A winery where no more than 6,000 barrels per year may be produced.

WINERY – A facility where wine is manufactured, stored, bottle and sold in sealed containers at wholesale. A winery may include on-site retail sales for consumption off premises or offered for on the premises consumption.

### **Article 7, Tolland Village Area**

---

#### **Section 7-6. Special Permit Use.**

*ADD to A (Mixed Use Areas):*

13. Brewpub, micro-brewery, micro-distillery, or micro-winery

## **Article 9, Community Commercial Zone**

---

### **Section 9-3. Special Permit Uses.**

*ADD:*

M. Brewpub, micro-brewery, micro-distillery, or micro-winery

## **Article 10, Gateway Design District (GDD)**

---

### **Section 10-5. Special Permit Uses and Structures.**

*ADD:*

V. Brewpub, micro-brewery, micro-distillery, or micro-winery

## **Article 11, Technology Campus Zone (TCZ)**

---

### **Section 11-6. Accessory Uses.**

*Amend:*

B.1. Restaurant, coffee shop, retail/food servicing establishment, or brewpub with a maximum GFA of 3,500 square feet.

## **Article 12, Commercial / Industrial Zones (CIZ-A and CIZ-B)**

---

### **Section 12-3. Special Permit Uses in CIZ-A and CIZ-B.**

*Add:*

CIZ-A only

S. Brewpub, micro-brewery, micro-distillery, or micro-winery

T. Brewery, distillery, or winery

## **Article 13, Tolland Business Park (TBP)**

---

### **Section 13-3. Special Permit Uses.**

*Add:*

- E. Brewpub, micro-brewery, micro-distillery, or micro-winery
- F. Brewery, distillery, or winery

## **Article 16, Special Permit Uses**

---

*Add:*

### **Section 16-9, Breweries, Distilleries, and Wineries**

An alcohol, beer or wine producing facility may produce more than one type of product. In such cases, the annual production limit shall apply to all products combined. For example, a combination micro-distillery / winery may produce a total of 6,000 barrels per year, not 12,000.

In addition to the standards contained in Section 22-2, the approval of breweries, distilleries and wineries (including micro) are subject to the following standards:

- A. The Commission may set restrictions on entertainment to mitigate potential noise impacts to surrounding properties. Limitations may include, but are not limited to, time of day, limitations on outdoor entertainment, and restrictions on the use of amplified equipment.
- B. The Commission may set permissible hours of operation, taking into consideration the nature of adjacent land uses.
- C. Based on the size of the facility and the building layout, the Commission shall be satisfied that the retail component and tasting room(s) are accessory to the manufacturing component.
- D. Prior to receiving building and zoning permits, the applicant shall demonstrate compliance with applicable State and Federal regulations.