

The Chester Planning & Zoning Commission held two public hearings on Thursday, December 8, 2016, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance were Jon Lavy, Sally Murray, Steven Merola, Jacqueline Stack, Henry Krempel, Peter Zanardi, Pat Bisacky (seated for M. Seifert), Michael Sanders (seated for D. Joslow) and Elaine Fitzgibbons (seated for K. Scherber). There was 30 to 40 people in the audience. Chairman Lavy opened the hearing at 7:30 PM.

Chairman Lavy explained the public hearing procedures.

Secretary Sally Murray read the Legal Notice of Public Hearing into the record, said notice having been published in the Hartford Courant on November 25, 2016 and December 2, 2016.

Special Exception Application #16-05 submitted by Realty Securities (owner) and Jenny Adee (applicant) for combined Art Gallery and Coffee House (Cafe) at 16-18 Main Street, Chester CT (Map 14, Lot 334, Village District).

Chris Lawrie noted he was here on behalf of Jenny Adee, the applicant for Homage. He indicated the Homage opened as a pop-up short term gallery and coffee house including food options. It was just a small coffee house, with some local events. There are approximately 20 seats, not organized, just couch and lounge chairs.

Chairman Lavy read into the record a letter from Jenny Adee dated September 13, 2016 outlining the proposed use for the property including hours of operation and community events.

Chairman Lavy asked if anyone wished to speak in opposition to the application. No one offered to speak at this time.

Chairman Lavy asked if anyone wished to speak in support of the application.

Leif Nilsson welcomed Homage to town and wished them all the success in the world.

Motion by Zanardi, second by Murray, to close public hearing for #16-05 at 7:35 PM. Unanimously Approved.

The Commission held a second public hearing which commenced at 7:38 PM. Sally Murray read the Legal Notice of Public Hearing into the record, said notice having been published on November 25, 2016 and December 2, 2016.

Special Exception Application #16-07 submitted by Realty Securities (owner) and W. Carlisle Schaeffer (applicant) for Microbrewery at 16-18 Main Street, Chester, CT (Map 14, Lot 334, Village District).

Carlisle Schaeffer, 50 Liberty Street, introduced himself as the applicant. He noted the goal is to create a small microbrewery and tasting bar.

Mr. Schaeffer read his letter dated November 10, 2016 outlining his proposal into the record. The first floor would be used as the tasting space and the back quarter as the brewery. There would be no proposed changes to the physical footprint of the building. Parking would be encouraged in the nearby municipal parking lots. In addition, there are two parking spaces behind the building.

Chairman Lavy read the following letters into the record -

1. Letter dated 11/21/2016 from Richard E. Leighton, Fire Marshal, Re Proposed Microbrewery noting that based upon certain shortcomings listed in the letter, the Fire Marshal's Office could not endorse the proposed project at this time. The applicant was encouraged to submit updated plans or drawings.
2. Email from Anna Sweeney, Wetlands Compliance Officer, dated 11/21/2016 indicating there was no regulated activity being proposed.
3. Email from Lee Vito, Sanitarian, dated Nov. 29, 2016 indicating approval as the building is served by both public water and sanitary sewer. In addition, if approved, the applicant would be required to meet all applicable State requirements for the operation of a microbrewery.
4. Email from Cary Hull, 4 Spring Street, neighbor to 16 Main indicating she did

not have a problem with the proposed usage of the building.

5. Letter from Attorney David M. Royston, Commission Counsel, dated October 11, 2016, regarding Microbrewery Preliminary Discussion.

Mike Sanders asked if all beer would be produced on the premises. Mr. Schaeffer replied yes, nothing would be brought in from off site.

Pete Zanardi asked if the applicant had been in contact with the Fire Marshal. Mr. Schaeffer replied no, not yet. Chairman Lavy noted the FM is probably looking for an internal floor plan.

Rich Gold, 25 Main Street, inquired about water usage. Mr. Schaeffer noted maybe 50% of the total water would be waste, he didn't have exact numbers at this time. It all would depend on how good the equipment is.

Rich Gold asked about plans for outdoor music. Mr. Schaeffer noted he had no interest in loud rock music. Maybe outdoor dining at some point.

There was a brief discussion about serving beer on the front porch and back patio. It was noted that is private property and can be included in the applicant's submission.

There was discussion regarding community outreach and running club. Mr. Schaeffer noted a lot of breweries have community outreach programs. Nothing is set in stone yet but they talked about ways of expanding this to a community hub. The applicants are also on the cross country team and have always been runners.

Caryn Davis asked if there were any laws that restrict the amount of alcohol served to any one person. Mr. Schaeffer noted they would not be over serving customers. He did not have a liquor license yet. The fine would be \$1000 and/or one year in jail. Ray Archambault noted once the liquor permit is obtained, the applicant would need to get Dram Act coverage and that information is defined in that coverage.

Chairman Lavy noted there will be a public hearing in January to repeal Section

40T(1) having to do with the distance regulation of 1000 foot separation.

There was a brief discussion regarding Section 40T(1). It was noted this application could be approved if there was no off site consumption. However, in order for it to be approved as submitted, Section 40T(1) needs to be repealed. It was further noted the Connecticut Liquor Laws have changed and Section 40T is outdated.

Chairman Lavy noted the Commission realized Section 40T is outdated and have scheduled a public hearing in January to repeal that Section. If the repeal of that section is not approved, this project cannot move forward.

Lois Nadel asked if there was any odor connected with the brewing process and are there ways to abate it. Mr. Schaeffer noted there is some steam that comes off, but it dissipates. With the exception of the brew days, there would be no odor.

Chairman Lavy asked how often they would brew. Mr. Schaeffer noted it would depend on the equipment. There could be several brews in one day. Maybe a couple times earlier in the day, but not every day of the week.

Chairman Lavy asked if there was anyone who wished to speak in favor of the application.

John Pratt, 38 Liberty Street, noted this would add diversity to the town. He also concurred with Cary Hull in that it would bring people into town. He was very much in favor.

Ray Archambault, 2 North Main Street, noted he was in favor. He noted if the staff can't park behind the building, they should be asked to park in the public parking lots.

Paul Sweeney, 20 Maple Street, noted he very much endorsed the project. It fits in with the town and would be good for the town.

John Sprigs, 10 Laurel Street, noted he home brews himself. This could really bring a diversity of people to town which will see a rise in surrounding businesses.

Chairman Lavy asked if there was a different clientèle in a brew pub than a regular pub. Mr. Schaeffer replied very much so, these people have a passion for this.

Ray Archambault noted he recently visited a microbrewery and found it very interesting, particularly the way it was set up with the brewery in the middle and retail shops around.

John Ivimey, Gilbert Hill Road, noted Mr. Schaeffer will be a good neighbor in the community. He grew up with his children.

Richard Hosley noted he supported this project. He was familiar with the family and they have a real concern for the community.

Leif Nilsson wished the applicant all the best of success.

Anna Sweeney, 20 Maple Street, noted on so many levels this was an excellent idea that should be brought to fruition. Mr. Schaeffer is a terrific person and Chester is fortunate for him to bring this business to town. She urged the Commission to decide to allow the project to go forward.

Chairman Lavy asked if there was anyone in opposition to the application. No one offered to speak at this time.

As there were no further questions from Commission members, **motion was made by Sanders, seconded by Stack, to close the public hearing for #16-07 at 8:20 PM. Unanimously Approved.**

Respectfully submitted,

Sally Murray /jrb

Sally Murray, Secretary