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Tolland Planning & Zoning Commission
21 Tolland Green, Tolland, Connecticut 06084

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P&Z #18-10 - Proposed Amendments to Zoning Regulations to Allow Farm Breweries, Cideries, Distilleries, and Wineries in the Residential Design District

For Public Hearing, October 22, 2018, 7 p.m.

The Tolland Planning and Zoning Commission proposes to add the following text to the Zoning Regulations to allow breweries, cideries, distilleries and wineries as an accessory use on a farm in the Residential Design District.

Proposed additions:

ARTICLE 2, DEFINITIONS

Section 2-2. Terms Defined

FARM BREWERY – A facility located on a farm in which beer is manufactured, stored, and sold.

FARM CIDERY – A facility located on a farm in which alcoholic cider is manufactured, stored, and sold.

FARM DISTILLERY – A facility located on a farm in which alcoholic liquor is manufactured, stored, and sold.

FARM WINERY – A facility located on a farm in which wine is manufactured, stored, and sold.

ARTICLE 5: RESIDENTIAL DESIGN DISTRICT (RDD)

Section 5-2.B. Special Permit Uses

23. Farm brewery, farm cidery, farm distillery or farm winery as an accessory use to a farm. Should the farm cease operation, such accessory uses also shall cease operation. See Section 16-13 for detailed standards.

D. Standards

1. The following requirements for local ingredients shall be met:
 - a. For a farm brewery, a minimum of 20% of ingredients, excluding water, shall either be grown on the site or grown within 60 miles of the premises.
 - b. For a farm winery or farm cidery, the amount of the fruit grown on site shall meet that required by state statutes except that only fruit grown on the premises or on a farm elsewhere in Tolland shall count toward the minimum amount required.
 - c. The Commission shall determine which of the above requirement shall be met for a distillery based upon the type of ingredients distilled.
2. The establishment shall not sell, serve, or offer tastings of alcoholic beverages that were not manufactured on the premises.
3. Unless otherwise restricted by state law, hours open to the public are limited to:
 - a. Sunday, noon to 6 p.m.
 - b. Monday through Wednesday, noon to 8 p.m.
 - c. Thursday through Saturday, noon to 9 p.m.
4. Additional screening may be required for areas used for outdoor tastings or seating in order to reduce disturbances to adjacent residential uses.
5. Food trucks are prohibited. Establishments may permit visitors to bring food or may serve snacks. The preparation and serving of meals is prohibited.
6. To the extent practicable, truck deliveries and pick-ups between 10 p.m. and 6 a.m. should be avoided.
7. There shall be no amplified music or amplified sound.