

**Minutes of the Planning Board – Legislative Committee
Virtual Meeting
December 21, 2021**

Members Present: Neil Brown, Bob Johnson

Staff Present: Matt Manley, Planning Manager, Alexandra Hunt, Planner I

Start Time: 3:30PM

Adjourned: 4:30PM

Legislative Committee Meeting:

Zoning Text Amendment – Distilleries

Alexandra Hunt, Planner I, reviewed the proposed Zoning Text Amendment (ZTA) application from M&T Distillery LLC. The applicant is requesting that "Micro-distilleries" be added as a use in zoning districts that currently allow Microbreweries as either a "Permitted Use or a Permitted Use "subject to Supplementary Standards", as outlined in Article 16 of the Zoning Ordinance. Ms. Hunt also explained that In addition to the applicant's request, Staff is proposing three (3) recommendations:

- 1) That "Micro-distilleries", "Micro-cideries", and "Micro-wineries" be added to the Use, Definition, and Supplementary Standards for "Microbreweries".
- 2) To add additional standards, taken from the Supplementary Standards for "Small Scale Manufacturing", to the existing Supplementary Standards for "Microbreweries".
- 3) To add two (2) additional zoning districts, CHMU and Urban Village, to the zoning districts that already allow Microbreweries as a Permitted Use subject to Supplementary Standards.

The Committee and staff discussed the background of the proposal from the applicant and the feedback from the Downtown Advisory Board meeting on December 14, 2021. The Committee addressed the concerns from the Downtown Advisory Board expressed about too many establishments in downtown. The Committee felt as though market forces and cost of start-up would limit the widespread expansion of distilleries or cideries and thus prevent any perceived issues of having "too many" in one place. Mr. Brown, Committee Member, asked about the term "gallon" referring to "proof gallons" or final product gallons. That clarification was made to refer to final product gallons.

The Committee recommended adding "hard cidery" to the proposal. The Committee was favorable of the recommendation to include distilleries and cideries with the production limits and square footage limits as proposed as well as to expand the Permitted Use subject to Supplementary Standards to the CHMU and Urban Village zoning districts.

Notice: This meeting was noticed to the public in accordance with all requirements. The meeting was also attended by one local resident and a member of the media.