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## Memorandum

**To:** Planning & Zoning Commission  
**From:** Dave Reynolds  
**Re:** Agenda Item: Consider Resolution PZ 2024-01  
**Date:** 1/18/24

### Purpose:

The purpose of this agenda item is to consider Resolution PZ 2024-1.

During a regular Planning and Zoning meeting held on January 10, 2024, the Commission considered a Resolution which would define a "Micro Brewery" as a *Permitted* use in the C-1 Zoning District. The Commission asked that this item be continued to January 24, 2024, in order to allow time for the Town's Public Works Department to study the impacts of wastewater discharge from various brewing processes. The Commission also asked staff to provide greater detail regarding the possible water consumption of a "Micro Brewery" operation and address how the Town might consider and calculate EQR use and Tap fees for this type of business.

Given the Commissions direction along with the information studied, the application of the Town's existing Wastewater Discharge Regulations, and the application of State Wastewater Discharge Regulations, staff believes that a proper definition of "Micro Brewery" as a Permitted Use can give sufficient protections to the Town relative to suitable wastewater discharge.

Staff is working to prepare a revised definition for "Micro Brewery" and will report our findings for the Commission's consideration during the meeting.