

Application:
#21-001

**TOWN OF SOMERS
ZONING COMMISSION
P.O. BOX 308
SOMERS, CT 06071**

SPECIAL USE PERMIT ZONE CHANGE

FEE: \$360 (\$60 ST fee incl.)

Text Amendment

PLEASE TYPE OR PRINT

DATE: 12/29/2020

APPLICANT: Mark & Karen Murdoch PHONE: 413-896-3288

ADDRESS: 24 Gulf Rd, Somers EMAIL: kemurdoch@gmail.com

LOCATION: Not applicable

OWNER OF PROPERTY: Not applicable

ZONE: A-1 SPECIAL USE SECTION: 214-4, 214-84, 214-87, 214-98(B)

COPY OF DEED REQUIRED FOR PROPERTY DESCRIPTION - ZONE CHANGE ONLY

STATE ACTION AND USE REQUESTED:

See attached.

INTENDED USE OF PROPERTY SHOULD APPROVAL BE GRANTED:

Farm Vineyard & Winery

NUMBER OF OFF STREET PARKING SPACES: Not applicable

SIGNATURE:  DATE: 12/29/2020

-----DO NOT WRITE BELOW-----

DATE OF PUBLIC HEARING:

DECISION:

TEXT AMENDMENT

§ 214-4. Definitions.

Add the following:

Farm Winery/Brewery/Distillery - An accessory use to a vineyard or farm, which use includes the manufacturing, storage, bottling and production of wine, wine by-products, hard cider, beer, or distilled beverages, which manufacture, storage, bottling and distillery must be in compliance with the State and Federal laws and regulations.

§ 214-44(B) Prohibited uses.

Delete the words “breweries and distilleries.”

§ 214-87(D) Alcoholic Beverages.

Add the following:

214-87(E) FARM WINERY/BREWERY/DISTILLERY

1. Purpose

In order to allow for diversity and sustainability of agricultural uses and to preserve farm activity and open agricultural land, this section is intended to allow for the use of farmland as a normal part of a farm winery, brewery, or distillery and, therefore, allowed by Special Use Permit. All farm winery/brewery/distillery activities associated with the manufacturing, storage, bottling, production, distribution or sale of wine, beer and spirits shall be in accordance with all State and Federal laws or regulations governing such activities.

2. Minimum Bulk Requirements

A farm winery/brewery/distillery shall be located on a lot or lots having a minimum aggregate area of ten (10) acres under single ownership and management. Such lot or lots shall have a minimum road frontage of 175 feet.

3. Permitted Uses

The following uses are permitted as accessory to a farm winery/brewery/distillery, if authorized by Special Use Permit:

a. Farm Winery/Brewery/Distillery:

This use includes the commercial making of wine, cider, beer, wine/beer by-products, and distilled beverages in a designated farm winery/brewery/distillery premises.

b. Retail Sale of Wine/Beer/Spirits and Tasting Room;

A building or a portion of a building located on the farm may be established for the sale of wine, cider, beer, wine/beer by-products, and distilled spirits by the glass, bottle or growler, provided that the percentage of the products produced on the premises and the percentage of wine/beer and wine/beer by-products made from grapes, fruit, or vegetables grown on the premises shall be in accordance with the laws of the State of Connecticut and the regulations for a farm winery, farm brewery, or farm distillery permit of the Connecticut Liquor Control Commission.

c. Public Events:

Activities such as artist receptions and exhibitions, music entertainment, related seminars, meetings, tastings, and promotional activities may be held within the tasting room and adjoining outdoor area(s). The serving of related snacks, fruits, and pastries are permitted as an accessory use to a tasting room.

d. Retail:

The farm winery/brewery/distillery may include the accessory sale of farm and wine/beer related goods to the general public including related food products, and locally produced products. The area of retail sales must be located within or contiguous to the wine tasting area and shall be no greater than the total floor area dedicated to the retail and tasting room described in the preceding paragraph. The normal hours of retail and tasting room shall be Monday – Saturday 11 am to 8 pm and Sunday 1 pm to 6 pm.

e. Outdoor Patio, Porch, & Picnic Areas:

Appurtenant to Retail Sale and Tasting Room: Outdoor patios, porches, and grassy picnic areas may be allowed as an appurtenance to the Retail Sale and Tasting Room. The operating hours of the areas shall be no greater than the hours of the Retail Sale and Tasting Room as set forth in paragraph (d) above.

4. Parking:

A minimum of 30 permanent parking spaces are required for a winery/vineyard/brewery. In keeping with the agricultural purpose and to help maintain the aesthetic nature, the Commission may allow portions of the temporary parking spaces to be maintained as lawn. Commission may require reinforced pavers in grass areas for portions of the proposed temporary parking. Permanent parking spaces shall be paved or approved gravel parking. All handicap parking regulations shall be complied with.

§ 214-98. B Schedule of Permitted Uses

Primary Uses	A A-1 B I
Add the following:	
“38. Farm winery/brewery	SU SU SU SU”

(July 27, 2020 Text Amendment with grammatical corrections, and addition of “cider”)