

**TOWN OF SALEM
PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
SATURDAY, NOVEMBER 14, 2015 – 8:30 A.M.
SITE WALK - 62 MUSIC VALE ROAD**

PRESENT

Gloria Fogarty, Chairperson
Joseph Duncan, Vice-Chairperson
Richard Amato
Ruth Savalle
Vernon Smith (8:34 p.m.)
John Gadbois, Alternate
Ed Natoli, Alternate
Eric Wenzel, Alternate

ABSENT

Ron Labonte

GUESTS

Ron Bouchard
Jim Fogarty
Jennifer Lindo-Dashnaw

ALSO PRESENT

Town Planner Richard Serra

Chairperson Fogarty called the meeting to order at 8:30 a.m. and stated that the purpose of the meeting is to conduct a site walk for the following application:

SAZ 10-15 – Fox Farm Brewery, LLC, 62 Music Vale Road. Application to establish a Special Agriculture Zone at 62 Music Vale Road in accordance with Section 30 of the Zoning Regulations for the purpose of developing a Farm Brewery.

To approve the zoning change, the application must fulfill the following findings:

- a) Meets the intent of the Town of Salem Zoning Regulations by allowing development that encourages maintaining/preserving the rural character of the town;
- b) Is in keeping with the Town of Salem Plan of Conservation and Development;
- c) Is consistent with the comprehensive plan of zoning for the town; and
- d) Will not adversely affect public health, welfare, safety, and property values.

AICP Certified Planner and Certified Soil Scientist Demian Sorrentino, Boundaries, LLC, began the tour at the entrance of the property, where improvements to the site line will be made by the minor clearing of trees and part of a stone wall, as recommended by the Traffic Engineer. The driveway access will also be widened and the radius increased to accommodate emergency vehicles, as recommended by the Town Planner and Fire Marshal. Upon entering the property, the visitor will be greeted on their right to the main parking area. The access drive will be one way and appropriate *One Way* and *Do Not Enter* signs will be placed at key points to help direct the traffic around the building. Parking in this area will consist of a total of eight (8) parking spaces: three (3) spaces, located adjacent to the proposed Tap Room, and, directly opposite, five (5) additional spaces. Two apricot trees will be planted on either side of the five spaces. From

the parking lot, a small stairway leading to a concrete pad before the entrance to the Tap Room will be constructed. The entrance to the Tap Room will be provided by the installation of a door located to the left of the existing barn doors. In addition, one ADA-compliant parking space will be provided along the southeast area of the building, where an ADA-compliant walkway leading to the concrete entrance pad will be constructed. Two existing wells located on the east side of the building will be properly abandoned, the existing vegetation will be cleared, and the area will be graded to accommodate the vehicles. In addition, five (5) additional parking spaces will be provided along the east side of the building. The loading area will be located at the rear (north side) of the building. A small existing swale on the north side will be filled in and become part of the access drive and the existing flared end unit will be maintained and a riprap and flared end unit will be added to the outlet, which is located on the other side of the driveway. A split rail fence, similar to that which will be installed to protect the proposed well, may be installed to help prevent drivers from accidentally veering down into the location of the flared end unit as they exit onto the main driveway. Some minor grading will be conducted in this area and the grass will be maintained. The area can also be used to accommodate any overflow of parking.

A Public Water Screening Application has been submitted to the Department of Public Health. The relationship of the water supply between the use of water and the production of the beer remains to be discussed. Beyond the proposed well will be the location of the proposed 5,000-gallon underground wastewater tank, the material of which is yet to be determined. Discussions have begun with the CT Department of Energy and Environmental Protection (DEEP) and a General Wastewater Permit may be required for the discharging of the liquid wastewater into the holding tank, which will be contracted by a licensed wastewater hauler, who will pick up and deliver the tank to the wastewater treatment plant for processing. In addition, the feasibility of instituting a Nutrient Management Plan is being discussed in an effort to manage the organic nature of the wastewater in relation to its Biological Oxygen Demand (BOD). In accordance with one of the conditions imposed by Uncas Health, the final approval of the wastewater management by the CT DEEP will be obtained following the local approvals. The solid waste will be utilized as feed for cattle. The septic tank will be installed along the west side of the building and will service the lavatories and the Tap Room sink(s). The proposed patio area with outdoor seating for sixteen (16) will be located on the southwest side of the building. All of the outbuildings will remain and there are no current plans for the utilization of the silo or the existing concrete pad located to the north of the building.

With regards to the garden, Applicant Zack Adams stated that, currently, there are cherry trees, at various degrees of success, on the property. Additional fruit trees, a half-acre hop yard, blueberries, and raspberries are also slated for planting. He continued to provide a tour of the interior of the building, which he aims to preserve as much of the elements of the dairy barn as possible. A structural engineer has reviewed the building and plans are being made to open up

Planning & Zoning Special Meeting Minutes
Saturday, November 14, 2015

the central area of the ceiling, revealing the upper floor of the structure, while still retaining its perimeter. HVAC plans and the delineation between the Tap Room and public area is to be determined. Visitors will be encouraged to take self-guided tours to view the brewing process.

Chairperson Fogarty thanked the Commissioners for attending the meeting and the Commission expressed their appreciation to Mr. Sorrentino and Mr. Adams for providing the tour and, likewise, the Mr. Sorrentino and Mr. & Mrs. Adams thanked the Commission for attending the site walk.

The Special Meeting was adjourned at 9:08 a.m.

Respectfully Submitted by:

Agnes Miyuki, Recording Secretary for the Town of Salem