



TOWN OF ROXBURY CONNECTICUT

Zoning Commission

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY ZONING COMMISSION PUBLIC HEARING MARCH 14, 2016

MINUTES

CALL TO ORDER

Chairman Conway called the Public Hearing to order at 8:01 PM.

Regular Members Present: James Conway, Elaine Urban, Alan Johnson, Drew Loya, Alternates Present: David Miller, Bill Horrigan, Staff Present: Zoning Enforcement Officer, John Cody and Karen Eddy, Land Use Administrator

Public Present: Jeremy Oskandy, Elliott Davis, Rene David, Susan & Steven Levkoff, Geoffrey & Susan Purdy, Gaila Rossiter

SEATING OF MEMBERS

Chairman Conway seated regular members Urban, Loya, Johnson, Miller for Tester and himself.

BUSINESS

MH Property, LLC/5 Mine Hill Road – Special Permit Application for a Craft Brewery, Distillery and Winery in Business Zone D.

The following notices were read by Elaine Urban or James Conway:

- Legal Notice run in Voices on March 2 and March 9, 2016
- Wetlands approval letter dated March 8, 2016
- Email from Scott Goldsmith in support of application
- Email from Susan Payne in support of application
- Email from Sterett Kelsey in support of application

Presentation by Elliott Davis – MH Property LLC

Mr. Davis explained that it was his plan to restore the buildings at the Roxbury Station to their original character. He noted that the zoning regulations had been changed to allow for a Distillery in the Business District. Craft spirits will be produced in the “Main Building” (former cigar factory) along with a tasting room and office. The “Garage” will be used for storage and a workshop. They have a total of 7,500 sq. ft. of space.

Mr. Davis noted that Arthur Howland & Assoc. have developed the plans for parking, lighting and Stormwater management and landscaping as shown on maps submitted with the application.

Mr. Davis explained that they are sensitive to screening from neighbors. The exteriors of the buildings will look much better after they are restored. They plan to use 1900 century style exterior lighting. Spotlights on the outside of the buildings have been removed. The carriage style lighting will be minimal and attractive with one light on the porch, ½ lighting along the front and one near handicap parking area. The distillery operation will involve only two people on weekdays. The Tasting Room hours would be 11 am to 6 pm and it will be open 6 to 7 weekends per year. It is regulated by the state. The number of employees will be minimal.

Mr. Davis further noted that parking and traffic will be minimal. No tours will be conducted during the week. He noted the town is encouraging a rail to trail type of activity with Mamie’s restaurant as a stopping point. Mrs. Rossiter noted that they would not allow walking along the railroad bed which is on their property.

Mr. Davis indicated that parking complies with the zoning regulations for retail establishments which requires 16 spaces. Paving will be minimal with only one paved handicap space. Overflow parking will be on the lawn and behind the red garage and will be screened.

Mr. Davis invited all to come for a walk through the property. He noted that this application covers only the main building and garage; the barrel house and train station are not included.

Submitted along with the Special Permit Application were maps prepared for MH Property LLC, Mine Hill Road & Baker Road dated 12-21-15, revised 2-29-16 by Arthur Howland & Assoc., New Milford, CT as follows:

- Property Survey
- Proposed Site Development Plan
- Proposed Landscaping Plan
- Proposed Illumination Plan
- Proposed Sanitary Disposal Systems Plan

Jeremy Oskandy of Arthur Howland's described the Stormwater management plan which he stated would improve the site. He indicated the location of catch basins, a Stormwater depression and rain gardens which would naturally catch/collect runoff. Mr. Oskandy noted that a new pipe would be laid across the road, covered and the road repaved. He also noted that the Wetlands Commission has approved this plan.

Mr. Oskandy described the main traffic routes and parking areas.

Jeff Purdy asked about the disposal of distillery grain (a by-product of the operation). Mr. Davis noted that it would be sold to local farms to be used as compost, animal feed and a medium for growing mushrooms. They expect about 200 gallons per week which would be trucked away.

Curt Smith arrived at 8:25 PM.

Chairman Conway invited questions from the public.

Rene David of 13 Mine Hill Road asked about lighting of the parking areas. Mr. Davis noted the lighting would be minimal, historic looking coach-style lighting and include lanterns on the top of the porch, a single light over the back door and recessed lights in the porch ceiling. The facility would not be open at night in the winter. Their plan calls for low lighting near parking and walking areas.

Gaila Rossiter noted that when Mine Hill was in operation there were 150 houses in the area.

Chairman Conway confirmed that the hours of operation of the distillery would be 8 AM to 4 PM.

ADJOURNMENT

MOTION: To close the public hearing at 8:39 PM. Motion by Drew Loya, seconded by David Miller and unanimously approved.

Respectfully submitted,
Karen S. Fddy
Land Use Administrator

These minutes are not considered official until approved at the next meeting of The Roxbury Zoning Commission