

OCT 06 2021

ev. 2/92, 1/95, 11/95
5/01, 7/01, 10/02, 11/03, 07/04, 3/06, 5/14/10

PETITION FOR A ZONE MAP OR ZONE TEXT CHANGE

Planning Dept.

In accordance with the General Statutes of the State of Connecticut, the undersigned hereby petitions the Cheshire Planning & Zoning Commission for a

text change (X) and/or map change () to the Cheshire Zoning Regulations to permit, amend, or delete the following:

For Zone Text Changes:

Indicate pertinent section/paragraph of Zoning Regulation to be changed.

Section 30, Schedule A, 58(a). See Exhibit A, attached.

For Zone Map Changes:

Location of Property:

Assessor's Map No.(s)

Lot No.(s) Zone

Change from present zone to zone. Reason for Proposed Text and/or Map Change:

The following is attached and hereby made part of this petition:

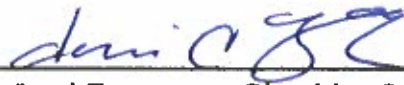
1. For a text change, five (5) copies of the existing and proposed text.
2. For a map change, six (6) copies of a written legal description of the proposed zone boundary and six (6) copies of a map drawn to a scale of not less than 200 feet to the inch, covering the area of the proposed change, and all areas in the Town within 500 feet of the proposed change, and showing for such area the existing and proposed zoning district boundary lines, the existing property lines, and the names and addresses of the current property owners as indicated by the Cheshire Assessor's records.
3. For a map change, the applicant must submit an **affidavit at least ten (10) days** before the hearing stating that notification has been sent to all abutting property owners (including those across the street). The affidavit shall confirm that the notice was mailed at least **fifteen (15) days prior to the hearing and shall list the names, property addresses and mailing addresses**, if different from property addresses. Notification to property owners shall be in the form of letter or postcard and shall specify the date, time, and place of the public hearing.
4. A base fee of \$560.00* and a Public Hearing Fee of \$175.00 is payable by check to "Collector, Town of Cheshire" in the amount of \$ 735.00. *This includes a \$60.00 State of Connecticut Fee.

Petitioner's Name (Print or Type)

Jami Ferguson Proprietor & Permittee, Cheshire Craft Brewing, LLC

125 Commerce Court, STE 7 Cheshire, CT 06410

Petitioner's Signature



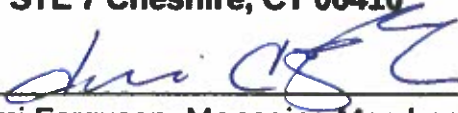
Jami Ferguson, Cheshire Craft Brewing, LLC

Telephone Number FAX # **203.600.9572 & 773.677.2017**

Owner's Name (Print or Type) **LaBarge, LLC**

125 Commerce Court, STE 7 Cheshire, CT 06410

Owner's Signature



Jami Ferguson, Managing Member LaBarge, LLC

10/6/2021
Date

Attorney may be contacted with regard to this application, in addition to the petitioner.

Matt Hall, Attorney

195 S. Main Street

203.213.7526

This application must be filed in the Planning Office at least seven (7) days prior to the regular Planning & Zoning Commission meeting date. Disclaimer: Additional information may be required, please contact the Planning office for complete application packets.

Petitioner requested a stay on the "base fee of \$560.00" and the "Public Hearing Fee of \$175.00" until the Commission determined whether or not the proposed text change was merely administrative and appropriate for the Commission to act on its own motion. Petitioner sought to pay both the filing & hearing fees prior to appearing at a public hearing, if or when the Commission set the matter on its hearing calendar. Petitioner's request was denied and all fees were paid in full at the time of filing.



10/6/2021

Petitioner, Jami Ferguson for Cheshire Craft Brewing

Town Official, acknowledges request

Exhibit A

Cheshire, CT Zoning Regulations (1970) as amended May 11, 2020; Effective June 5, 2020

Section 30. Schedule A. Permitted Uses: 58(a) at 30-28 (hard) and 76/355 (CivicLive)**

Breweries, wineries, and distilleries and other alcoholic manufacturing facilities as licensed by the State of Connecticut. Such facilities may have tasting rooms with food service, **full service restaurants, food trucks, delivery services** and/or retail sales, and may also be designed to hold events or provide entertainment to their guests. The distance requirements of Section 40 (a) of Section 30 shall not apply to such facilities.

Proposed Change:

Strike: "Food Trucks", replace with: "Itinerant Vendors"

Strike: ". full service restaurants"; replace with: "establishment"; insert: "a" before "food"

Breweries, wineries, and distilleries and other alcoholic manufacturing facilities as licensed by the State of Connecticut. Such facilities may have tasting rooms with a food service **establishment, itinerant vendors**, delivery services and/or retail sales, and may also be designed to hold events or provide entertainment to their guests. The distance requirements of Section 40 (a) of Section 30 shall not apply to such facilities.

This text change will bring Cheshire's Zoning Regulations in-line with the definitions used by public health departments across Connecticut when licensing food service establishments and itinerant vendors. Food licenses are not issued to "food trucks".

****https://p1cdn4static.civiclive.com/UserFiles/Servers/Server_8580856/File/Government/Planning/zoning%20regs.pdf**

Exhibit B

CHESPROCOTT HEALTH DISTRICT, A REGULATION PERTAINING TO FOOD SERVICE ESTABLISHMENTS, PURSUANT TO SECTION 19a-243, (FORMERLY SECTION 19-108) OF THE GENERAL STATUTES OF THE STATE OF CONNECTICUT***

SECTION 1. DEFINITIONS:

Food Service Establishment shall mean 1. any place where food or beverage is prepared or served to the public, with or without charge, for consumption on or off the premises, including catering establishments or any eating place whether fixed or movable. The term does not include a private home where food is prepared for individual family consumption nor does it include the locations of food vending machines.

Itinerant Vendor shall mean any person who operates a business of serving food or drink from any establishment or conveyance without fixed location and without connections to water supply and sewage disposal systems, but does not include catering food services.

*****<http://chesprocott.org/content/uploads/2014/07/FS-Regulation-1.pdf>**

EXHIBIT C

CHESPROCOTT HEALTH DISTRICT FOOD SERVICE PLAN REVIEW GUIDELINES

Chesprocott Health District (CHD) requires that all plans for proposed food service operations be submitted to this office for review. This helps ensure that the proposed equipment, the layout, menu, and floor/wall finishes meets public health code requirements before the start of construction.

****<http://chesprocott.org/content/uploads/2014/07/Opening-a-Food-service-Guide.pdf>

Exhibit D

Ted's Restaurant Permit & License if requested by commissioners.

Exhibit E

Cheshire Craft Brewing, LLC Permit & License if requested by commissioners.

EXHIBIT C

CHESTER COTT HEALTH EAST RICH FLOOD SERVICE PLAN REVIEW GUIDELINES

The project health district (CHD) requires that all plans for proposed flood service be submitted to the office for review. This review is required for all proposed equipment, the layout, flood and floodway line, and flood health code requirements before the start of construction.

1. All plans for flood service must be submitted to the office for review.

Exhibit D

For's Restau. All Plans & License if requested by commissioners.

Exhibit E

Cheshire City Brewing, LLC Plan & License if requested by commissioners.

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EXHIBIT C

CHESPROCT HEALTH DISTRICT FOOD SERVICE PLAN REVIEW GUIDELINES

Cheproct Health District (CHD) is a public health agency that is responsible for providing food service to the community. The purpose of this plan review is to ensure that the food service is safe, sanitary, and of high quality. The review will be conducted by a team of health inspectors who will visit the facility and review the food service plan. The review will include a review of the food service plan, the food service equipment, and the food service personnel. The review will also include a review of the food service records. The review will be conducted in accordance with the Food Service Plan Review Guidelines.

1. The food service plan must be submitted to the health department for review and approval before the food service is opened to the public.

EXHIBIT D

The Food Service Plan Review Guidelines are provided by the health department.

EXHIBIT E

The Food Service Plan Review Guidelines are provided by the health department.