



**TOWN OF MANSFIELD
ECONOMIC DEVELOPMENT COMMISSION
Thursday, September 24, 2015 ■ 5:30 PM
Council Chambers
Audrey Beck Municipal Building
4 South Eagleville Road**

Regular Meeting Agenda

Call to Order/Roll Call

Opportunity for Public to Comment

Approval of Minutes

- June 25, 2015 – Regular Meeting

Old Business

1. 2015 Work Plan

New Business

1. Brew Pub – Memo
2. Permitting Guidebook
3. Business Survey – Business Follow up
4. Business Recognition and Marketing

Reports

- Staff Update
- Business activity
- Events
- Chamber of Commerce/Mansfield Business and Professional Association (MBPA)
- Other

Communications

Adjournment

DRAFT MINUTES
MANSFIELD ECONOMIC DEVELOPMENT COMMISSION
Special Meeting – Regional Economic Development Forum
Thursday, June 25, 2015
Council Chambers, Audrey P. Beck Municipal Building

Members present: S. Ferrigno (Chair), J. McGuire, M. Hirschorn, R. Beebe, G. Thompson (5:46 p.m.)
Staff present: Linda Painter, Director of Planning and Development

Ferrigno called the meeting to order at 5:45 p.m.

Public Comment: No public comments received.

Approval of Minutes: M. Hirschorn MOVED and R. Beebe seconded approval of the March 26, 2015 regular meeting minutes and the May 28, 2015 special meeting minutes as written. The motion passed unanimously.

Old Business:

1. **2015 Work Plan:** Painter updated the Commission on the budget allocation for an economic development intern for FY16 and noted that Kevin Filchak had been hired for the position. She updated the Commission on current activities, including a permitting guidebook being developed by Filchak. Members would like to review the guide before it is finalized and also have input into other intern projects. For the next meeting members wanted to identify priorities for the year and assign tasks to Filchak and other members. Hirschorn noted that he did not agree with all of Hart's recommendations from the previous meeting. It was suggested that members priorities and assign tasks at the next meeting.
2. **2015 Regional Economic Development meeting:** Members discussed the May forum and ideas generated including whether the staff could share press releases on events such as Live Music Wednesdays with other towns and using *The Patch* as an advertising and marketing tool. Painter noted that a thank you note was being sent to the Deputy Commissioner for his attendance and participation.

New Business:

1. **Update – Business visitation survey:** Currently about 38 interviews have been completed. Common themes are emerging including a reputation as not being business friendly. The members want to draft a letter to the businesses inviting them to a discussion on common themes.
2. **Marketing in Mansfield:** Members discussed having Filchak research best practices when he returns. McGuire discussed creating welcome plaques for business. Thompson suggested that this could also be done with existing businesses for "milestone events."
3. **Next meeting/agenda items:** The focus of the next meeting will be on identifying priorities and tasks for the economic development intern and members over the course of FY16.

Reports: Painter provided updates on the CWC water project, Senate Bill 1 and a potential new member for the Commission.

Communications: None received.

Adjournment: The meeting was adjourned at 7:15 p.m.

Respectfully Submitted,

Linda Painter, AICP
Director of Planning and Development



Town of Mansfield

Department of Planning and Development

Date: September 21, 2015
To: Economic Development Commission
From: Kevin Filchak, Planning and Development Intern
Copy: Matthew Hart, Town Manager; Linda Painter; Director of Planning and Development;
Curt Hirsch, Zoning Agent
Subject: Brew Pubs – Benefits and Challenges

Background

Storrs Center Alliance has expressed interest in adding a brew pub to the list of allowable uses at Storrs Center. As an initial step, SCA approached the Mansfield Downtown Partnership to request their support for changes that would be needed to local regulations to support such a use. The MDP in turn referred the request to the Economic Development Commission for review. If the Commission concludes that allowing brew pubs would be a positive change, staff would recommend that the EDC make a formal request to the Town Council and Planning and Zoning Commission to initiate the process to amend the Code of Ordinances and Zoning Regulations to allow such uses. The following research has been prepared to assist you in your review of this issue.

Summary of Findings

Brew pubs can bring positive economic and social benefits to Mansfield. Introducing a brew pubⁱ to Mansfield allows the town to tap into the growing interest in craft beer across the state and nation.ⁱⁱ However, current Town regulations and ordinances do not allow for such a business to be located in Mansfield. By supporting and implementing new regulations the Town can draw both local businesses and a large and growing group of people devoted to the craft brew industry to Mansfield.

Brew Pubs in Connecticut

Brew pubs are permitted under Connecticut Statute Chapter 545, Section 30-16(f) (see Attachment 1). It is a facility that brews and sells its beer usually in a restaurant setting. It can also sell its beer to customers to consume off-site by bottling it in a reusable two liter container called a growler;ⁱⁱⁱ please note that Connecticut's biennial budget passed this year has increased the permitted size of a growler.^{iv} The parallels of both brewing and selling beer makes it difficult to define which level of industry a brew pub belongs to. It brews beer thus it is a manufacturer, selling the beer makes it a retailer, and if they produce enough possibly even a whole seller.^v In Connecticut, all brew pubs are licensed through the Department of Consumer Protection: Liquor Control Division; it provides a license for Manufacturer Brew Pub or Manufacturer Beer and Brew Pub.^{vi} The difference between the two is that the Manufacturer Beer and Brew Pub permit is considered the same as a Manufacturer for Beer permit (see Attachment 1). It is important to note that brew pubs do not necessarily have to sell food on their premises, Connecticut law provides that option but does not require it (see Attachment 1). Regarding their production, rather than having a production limit like the majority of states impose, Connecticut law requires those with a manufacturing permit for brew pubs produce a minimum of five-thousand gallons of beer per year.^{vii}

Brew pubs are found across the state, but in the Tolland and Windham County area there are only three: Main Street Café / Willimantic Brewing Company (Windham), The Crossings Restaurant and Brew Pub (Putnam), and the recently opened These Guys Brewing Co. (Norwich) (see Attachment 2).

Benefits

Brew pubs are part of a culture of craft brew that is growing in Connecticut and across the country. The *PEW Charitable Trusts* reported in 2014 that the craft brew industry on average is now producing sixteen million barrels of beer or about 7.8 percent of the beer industry, an overall increase of over three and a half percent since 2008.^{viii} This increasing level of production nationwide brings with it about 110,000 jobs, 62,000 of which are full time.^{ix} A recent Fox Connecticut news report stated that there are now 33 federally registered breweries in the state, with an economic impact of \$569 million.^x Due to the small size and uniqueness of each brew pub, they have become destinations reflective of the communities they reside in.^{xi} A good brew pub has the potential to draw crowds from across the state and beyond.^{xii} This brings increases in tourism to the Town and region, increasing the visibility and use of local businesses.

Challenges

The challenge for a potential brew pub would be the current Town zoning regulations and ordinances as the current language does not permit brew pubs. Both the Code of Ordinances (see Attachment 3) and Zoning Regulations (see Attachment 4) specifically identify the types of state alcoholic beverage permits that are allowed in Mansfield; the types of licenses required to operate a brew pub are not listed as permitted. It is further complicated as brew pubs manufacture their beer on-site requiring access to large amounts of water. A 2015 faculty paper published by Portland State University notes that efficient brewers can use as little as 3.45 gallons of water to make one gallon of beer.^{xiii} Conversely a brewer who has an inefficient system could use as much as 20 gallons to make the same amount.^{xiv} This means that with Connecticut's mandate of a production level of no less than 5,000 gallons of beer per year, an inefficient brewer could use as much as 100,000 gallons of water just to meet that minimum, not including the other utilities they would consume. While this volume may appear significant, it accounts for approximately 274 gallons per day when averaged out over the course of a year. In contrast, the water allocation for the Storrs Center project is over 160,000 gallons per day.

Additionally, as the wastewater from a brewery has different characteristics than normal sewage, it can be more complicated to treat. Any permit process should involve consultation with Windham Water Works and/or the University of Connecticut. Beyond wastewater spent grains are also a byproduct that can be problematic as it begins to develop an odor after some time. There are some residential communities located near breweries that have complained of these foul odors associated with brewing. Examples can be found in California,^{xv} Minnesota,^{xvi} Ohio,^{xvii} and Oregon.^{xviii} One challenge that did not come up in researching this memo was issues related to overconsumption of beer; authors may have alluded to it, but few gave it more than a passing reference. With no regulations in place there is no clear process to address these or any other concerns.

Regulation and Ordinance Changes

The creation of zoning regulations regarding brew pubs would allow owners and the Town a path to solving the above concerns. There are several towns and cities in the state with specific zoning regulations that define brew pubs and create a path to permitting (see Attachment 5). Generally these communities will define brew pubs, and detail which zone it is allowed to operate in. Some also discuss how brew pubs can obtain permits for their facility. Based on the existing language in the Town ordinances, the Town Council would need to amend Sec. 101-1 and add Manufacturer Brew Pub license to the list of permits allowed in Town. The Council may also wish to address the Manufacturer Beer and Brew Pub permit. The Connecticut Department of Consumer Protection lists both permits on the same application, the Council should clarify which is permitted in Town.^{xxix} Secondly the Planning and Zoning Commission must amend the zoning regulations^{xxx} to allow brew pubs as well. As part of that regulatory update, the Commission may want to tie the brew pub to a restaurant if there is concern with allowing stand-alone brew pubs that do not include restaurant uses. Changes to the regulations would need to address both town-wide requirements as well as requirements specific to the Storrs Center Special Design District. While the sale of alcoholic beverages is a permitted use in the SC-SDD in accordance with the permits allowed by Section 101 of the Code of Ordinances, it does not currently allow for the manufacturing of alcoholic beverages.

Furthermore, consideration should be given to adding requirements regarding water and wastewater use, including water efficiency measures and involvement of the Water Pollution Control Authority, water suppliers, wastewater treatment providers, and/or other departments/agencies in the permit review process.

Regarding the issue of odors produced from the brewing process, some communities have adopted limited brewing hours and regular/routine removal of spent grains.^{xxxi} Communities also have held public hearings on the matter when the odor becomes pervasive such as in the City of Cold Springs, Minnesota.^{xxii} The town may wish to address other environmental impacts,^{xxiii} however in the research for this memo no such language was found in other town's regulations.^{xxiv} Ultimately these regulations will streamline the local process for potential brewers while meeting the state's requirements for a liquor permit. Connecticut requires that prior to issuing a liquor permit, "local zoning approval" must be given.^{xxv} These new regulations will meet that standard.

Summary

A brew pub in Mansfield can be a financial and social benefit to the community. As it is a part of a nationwide move toward craft brews, it would be a part of a rapidly expanding and lucrative market. The Town ordinances and zoning regulations could be altered to address all existing issues currently preventing brew pubs in Mansfield and develop a process consistent with current state statutes. These revisions will make it easier to bring this new type of business Mansfield, and in turn will introduce the Town to a host of new and diverse patrons while providing local residents a new location to sample.

Attachment 1:

CGS Chapter 545, Sub-Section 30-16 (b), (f), & (g)

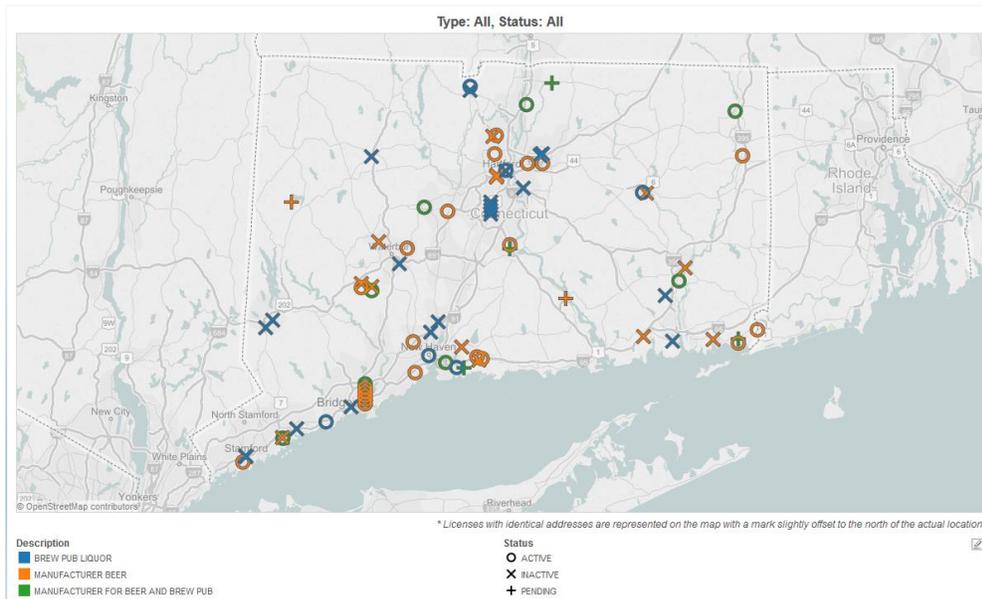
(b) A manufacturer permit for beer shall be in all respects the same as a manufacturer permit, except that the scope of operations of the holder shall be limited to beer, but shall permit the storage of beer in any part of the state. Such permit shall also authorize the offering and tasting, on the premises of the permittee, of free samples of beer brewed on such premises and the selling at retail from the premises of sealed bottles or other sealed containers of such beer for consumption off the premises. The offering and tasting may be limited to visitors who have attended a tour of the premises of the permittee. Such selling at retail from the premises of sealed bottles or other sealed containers shall comply with the provisions of subsection (d) of section 30-91 and shall permit not more than nine liters of beer to be sold to any person on any day on which such sale is authorized under the provisions of subsection (d) of section 30-91. The annual fee for a manufacturer permit for beer shall be one thousand dollars.

(f) A manufacturer permit for a brew pub shall allow: (1) The manufacture, storage and bottling of beer, (2) the retail sale of alcoholic liquor to be consumed on the premises with or without the sale of food, (3) the selling at retail from the premises of sealed bottles or other sealed containers of beer brewed on such premises for consumption off the premises, and (4) the sale of sealed bottles or other sealed containers of beer brewed on such premises to the holder of a wholesaler permit issued pursuant to subsection (b) of section 30-17, provided that the holder of a manufacturer permit for a brew pub produces at least five thousand gallons of beer on the premises annually. Such selling at retail from the premises of sealed bottles or other sealed containers shall comply with the provisions of subsection (d) of section 30-91 and shall permit not more than nine liters of beer to be sold to any person on any day on which such sale is authorized under the provisions of subsection (d) of section 30-91. The annual fee for a manufacturer permit for a brew pub shall be three hundred dollars.

(g) A manufacturer permit for beer and brew pub shall be in all respects the same as a manufacturer permit for beer, as defined in subsection (b) of this section, and shall allow those additional permissible uses specified in the manufacturer permit for a brew pub, as defined in subsection (f) of this section, provided the holder of a manufacturer permit for beer and brew pub produces at least five thousand gallons of beer on the premises annually. The annual fee for a manufacturer permit for beer and brew pub shall be one thousand five hundred dollars.

Attachment 2:

This interactive map is from 2014 and is available at the URL listed below. It does not include the new brew pub in Norwich.



<<http://www.courant.com/data-desk/hc-breweries-in-connecticut-20141115-htm1story.html>>

Attachment 3:

Retrieved from Town of Mansfield Ordinances, Article I: Sale of Alcoholic Liquor, Sub Section 101-1 Permits Established:

[Amended Election 11-4-1969]

The following types of permits for the sale of alcoholic liquor are allowed in the Town of Mansfield:

- Restaurant permit
- Club permit
- Restaurant permit for wine and beer only
- Restaurant permit for beer only
- Package store permit
- Package store beer permit
- Grocery store beer permit
- Druggist permit
- Hotel permit

Temporary beer permit

[Added Election 11-8-1983]

Temporary liquor permit

[Added Election 11-8-1983]

Attachment 4:

Retrieved from the Mansfield Zoning Regulations, Article X, Section 4, Subsection A: Permitted Uses in the SC-SDD, pages 189-191.

4. Uses Permitted in the Storrs Center Special Design District

a. The following land uses are allowed within the Storrs Center Special Design District, whether in separate buildings or in mixed use buildings and whether owned or leased:

* * * * *

(xxvi) Sale of alcoholic liquor, subject to the provisions of all town ordinances.

* * * * *

Retrieved from the Mansfield Zoning Regulations, Article X, Section I, 1-5, pages 166-168.

I. Sale Of Alcoholic Liquor

1. Definitions

All definitions of words used in this section which are not defined in this section or elsewhere in the Mansfield Zoning Regulations shall be the same as defined in the Liquor Control Act, Chapter 545 of the 1958 Revision of Connecticut Statutes, as revised, and the current regulations of the State Department of Liquor Control.

a. **Permit Premises** - That structure or building or that portion of a lot used for the manufacture, storage, or wholesale or retail sale of alcoholic liquor.

2. General

All proposed uses of land, buildings or structures involving the wholesale or retail sale of alcoholic liquor, whether for consumption upon the premises or otherwise, or involving the storage or manufacture of alcoholic liquor shall conform with the specific requirements contained in this section and shall conform with the permitted use provisions of Article VII

or the non-conformity provisions of Article IX. The requirements contained in this Section I shall not apply to any permit premises located within an SC-SDD zone district.

The sale of alcoholic liquor is not considered an accessory use. In situations where the sale of alcoholic liquor was not specifically authorized by the Planning and Zoning Commission in association with the establishment of a land use, special permit approval in accordance with the provisions of Article V, Section B shall be required to initiate the sale of alcoholic liquor at the subject property.

Currently, the only liquor permits that may be authorized in Mansfield are: Club; Druggist; Grocery Beer; Hotel; Package Store; Package Store Beer; Restaurant; Restaurant Beer; Restaurant Wine and Beer, and Temporary Special Outing Facility.

3. Prohibition

Night Club (Extra Hour) Permits - Night Club Permits as defined in the Liquor Control Act shall not be allowed in the Town of Mansfield.

4. Separation Distance Requirements.

a. There shall be a minimum distance of 500 feet between all parts of permit premises and all parts of a building used for any of the following purposes except that described in subsection 1(b) below:

1. (a) A public or private school conducted for the instruction of children primarily from 5 to 18 years of age and giving instruction at least three days a week for eight or more months a year;

(b) The above limitation shall not apply to a permit premises in a Planned Business II zone which is a restaurant serving alcoholic beverages from a service bar in conjunction with the service of meals to customers seated at tables within a building and which premises does not contain a cocktail lounge or area where alcoholic beverages are served to patrons standing or seated at a bar.

2. A hospital

3. A training school for mentally retarded persons of any age

4. A convalescent home or nursing home

5. A library

b. There shall be a minimum of 250 feet between all parts of permit premises and all parts of a building used for the following purposes:

1. A church or other building used for worship

2. A public or private school conducted for the instruction of children primarily under 5 years of age and giving instruction at least three days a week for eight or more months a year.

In subsections (a) and (b) above, the distance referred to shall be measured in line without regard to intervening terrain or the actual means or ways of foot or vehicle travel between the two points.

c. There shall be a minimum distance of 1,000 feet between the permit premises of all package store permits. This 1,000-foot separation distance shall be measured in a straight line between the respective customer entrances of the subject permit premises which are closest together without regard to intervening terrain or the actual means or ways of foot or vehicle travel between the two points.

5. Temporary Special Outing Facility Permits

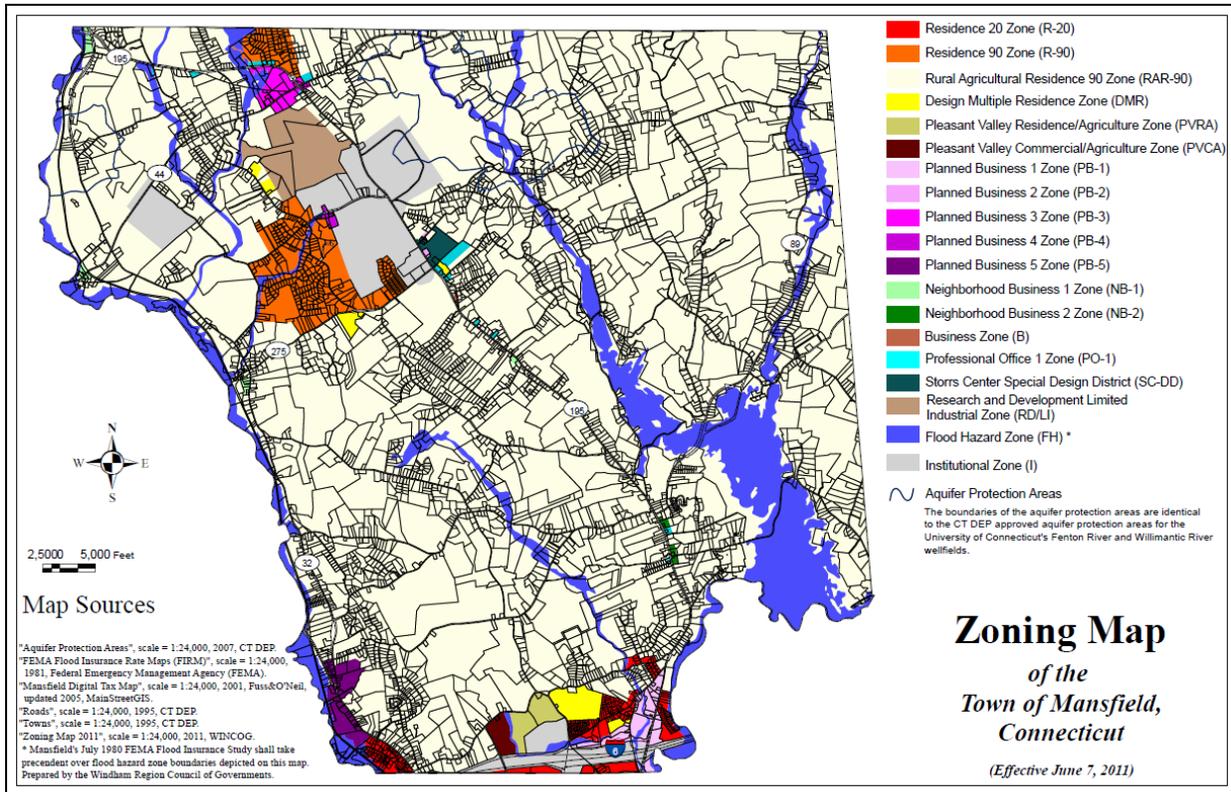
Temporary Special Outing Facility Permits may be authorized by the Planning and Zoning Commission, provided site plan approval is obtained as per the provisions of Article V, Section A and provided the following requirements are met:

a. Written approval from the Mansfield Police Department is submitted with the site plan application. Said approval shall specifically address the proposed plans for parking, traffic control, crowd control, hours of operation and protection of minors;

b. Written approval from the Mansfield Health Officer is submitted with the site plan application. Said approval shall specifically address the proposed plans for providing sanitary facilities for the subject event.

—

Town of Mansfield Zoning Map



Alcoholic beverages are currently allowed to be sold in the following area:

- Planned Business 1 Zone
- Planned Business 2 Zone
- Planned Business 3 Zone
- Planned Business 4 Zone
- Planned Business 5 Zone
- Neighborhood Business 1 Zone
- Neighborhood Business 2 Zone
- Storrs Center Special Design District (SC-DD)

Attachment 5:

City of Hartford, Zoning Regulations. Excerpt from page 17.

"Brew pub means any building where beer is manufactured, stored, and bottled, with retail sale of alcoholic liquor to be consumed on the premises with or without the sale of food, with retail sale of sealed bottles or other sealed containers of beer brewed on such premises for consumption off the premises, and with wholesale sales of sealed bottles or other sealed containers of beer brewed on such premises, and as otherwise defined and regulated by the Liquor Control Act of the general statutes."

Town of Manchester, Zoning Regulations. Excerpt from Article I. Section 2. Page 3.

“Brewpub – A facility where beer is manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises or sold to be consumed on the premises in a room that is ancillary to the production of beer, with or without the sale of food, and in accordance with Article IV Section 8”

Town of Norwich:

*No specific definition of “Brew pub” or any variant found in Zoning Regulations.

Town of Putnam, Zoning Regulations. Excerpt from page 157.

"Brewpub – means a restaurant/microbrewery that sells the majority of the beer it produces on site. The beer shall be brewed primarily for sale and consumption in the adjacent restaurant and/or bar within the same structure."

Town of Windham, Zoning Regulations. Excerpt from page 198.

"73.2.4 If the use is for a brew pub in the B1, B1A or B2 District, approval by the Zoning Officer is required; to be located in any other zone requires a Special Permit considered for approval by the Commission after a Public Hearing."

ⁱ Different entities use “Brew Pub” or “Brewpub” in their regulations. To match what the State of Connecticut uses, this memo will use “Brew Pub.”

ⁱⁱ Griffin, Leeanne. 2013. "Connecticut's Craft Beer Culture Thriving With Tastings And Tours." *Hartford Courant*. <<http://www.courant.com/entertainment/hc-ct-brewery-tours-20131008-story.html>> Procured on 08/21/2015.

ⁱⁱⁱ Duffy, Daniel. 1999. Office of Legislative Research. "OLR Research Report. 99-R-1215. Brew Pubs." <<http://cga.ct.gov/PS99/rpt%5Colr%5Chtm/99-R-1215.htm>> Procured 08/17/2015. Current state law prohibits the selling of more than one growler per person, per day.

^{iv} Phaneuf, Keith M. Thomas, Jacqueline R. and Becker, Arielle L. (2015). <http://ctmirror.org/2015/06/03/house-debate-begins-on-fiercely-contested-state-budget-deal/> The CT Mirror. Procured 08/19/2015.

^v Duffy. 2005.

^{vi} CT Department of Consumer Protection. 2012. "Instructions and Information: Manufacturer Brew Pub or Beer and Brew Pub Liquor Permit Application." <http://www.ct.gov/dcp/lib/dcp/pdf/applications_added_2014/new_application_-_manufacturer_for_brew_pub_&_beer_and_brew_pub.pdf> Procured 08/18/2015.

^{vii} Duffy, Daniel. 2005. Office of Legislative Research. "OLR Research Report. 2005-R-0`93. Brewpub Sales for Off-Premises Consumption." < <http://www.cga.ct.gov/2005/rpt/2005-R-0193.htm>> Procured 08/17/2015.

^{viii} Povich, Elaine S. 2014. "Craft Beer Industry Taps Profits of 'Big Beer.'" *The PEW Charitable Trusts*. <<http://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2014/05/27/craft-beer-industry-taps-profits-of-big-beer>> Procured on 08/18/2015.

^{ix} Povich. 2014.

^x Altman, Jim. 2015. "Keeping it 'crafty' for Connecticut's beer industry." FoxCT. <<http://foxct.com/2015/09/14/keeping-it-crafty-for-connecticuts-beer-industry/>> Procured on 09/15/2015.

^{xi} Best, Allen. 2015. "Welcome to Beer Country." *Planning*. <<https://www.planning.org/planning/open/2015/welcometobeer.htm>> Procured on 08/25/2015.

^{xii} Ross, M. 2013. "Boston the epicenter of craft beer?" *The Boston Globe*. <<https://www.bostonglobe.com/opinion/2013/11/04/boston-created-craft-brewing-but-must-fight-keep/ibDBMQbelTZGBeXuSQ66NO/story.html>> Procured on 09/02/2015.

^{xiii} Pullman, Madeleine E.; Greene, Jacen; Liebmann, Devin; Ho, Nga; and Pedisich, Xan. 2015. "Hopworks Urban Brewery: A Case of Sustainable Beer." *Business Administration Faculty Publications and Presentations*. Paper 30. <http://pdxscholar.library.pdx.edu/cgi/viewcontent.cgi?article=1029&context=busadmin_fac> Procured on 08/18/2015. Pg. 8.

^{xiv} Pullman, et al. 2015. Pg. 8.

^{xv} Warren, George. 2013. "Sacramento neighbors sue city over brewery odor." *News10.ABC*. <http://www.coldspring.govoffice.com/index.asp?SEC=1BB80AC9-8179-4F54-9F07-3E7636FF70E8&DE=79BD4FB3-1695-40AB-A680-36CAB4F9B8BC&Type=B_PR> Procured 09/01/2015.

^{xvi} City of Cold Spring, Minnesota. 2013. "Cold Spring Brewing Company Odor Issues." <http://www.coldspring.govoffice.com/index.asp?SEC=1BB80AC9-8179-4F54-9F07-3E7636FF70E8&DE=79BD4FB3-1695-40AB-A680-36CAB4F9B8BC&Type=B_PR> Procured 09/01/2015.

^{xvii} Davis, Jon. 2015. "Glenview grants preliminary OK to downtown brewpub." *Chicago Tribune*. <<http://www.chicagotribune.com/suburbs/glenview/news/ct-gla-ten-ninety-brewing-tl-0813-20150811-story.html>> Procured 09/01/2015.

^{xviii} Brown, Charles E. 1996. "Downtown Brewery's Odor Repels Neighbors." *The Seattle Times*. <<http://community.seattletimes.nwsourc.com/archive/?date=19960722&slug=2340486>> Procured 08/25/2015.

^{xix} CT Department of Consumer Protection. 2012.

^{xx} Depending on when the PZC plans to address the issue, it may be under the new Zoning Regulations currently being drafted and reviewed or it could be under the old plans.

^{xxi} Davis. 2015 & Warren. 2013.

^{xxii} City of Cold Spring, Minnesota. 2013.

^{xxiii} Shea, Andrea. 2015. "Survival Of The Greenest Beer? Breweries Adapt To A Changing Climate." NPR. <<http://www.npr.org/sections/thesalt/2015/06/24/415538451/survival-of-the-greenest-beer-breweries-adapt-to-a-changing-climate>> Procured 09/01/2015. Shea discusses how the environmental changes that are currently occurring have forced brewers to adapt to meet their needs and that of the environment.

^{xxiv} While no such language was found, Pullman, et al. did discuss how brewers have found ways to leave less of an environmental footprint. This includes harnessing carbon dioxide for later use and selling spent grains to local farmers provided the grains had not spoiled. Pg. 8.

^{xxv} CT Department of Consumer Protection. 2012.

INLAND WETLANDS LICENSE



An Inland Wetlands License is required for regulated activities within 150 feet of a wetland, watercourse or water body. Refer to the [Mansfield Inland Wetlands and Watercourses Regulations](#) for more details.

Inland Wetlands Agency (IWA)

JoAnn Goodwin, Chair

The Inland Wetlands Agency (IWA or Agency) is responsible for enforcing the Mansfield Inland Wetlands and Watercourses Regulations, which were adopted in accordance with [Chapter 440 of Connecticut General Statutes](#). Members are elected and also serve as members of the Planning and Zoning Commission (PZC) and Aquifer Protection Agency (APA).

Meetings

The Agency generally meets on the **first Monday** of every month at 7:00 p.m. to review and rule on project applications and violations of regulations. The Agency's annual meeting schedule can be found online at www.mansfieldct.gov.

Inland Wetlands Agent

Jennifer Kaufman, Natural Resources & Sustainability Coordinator

The Inland Wetlands Agent (Agent) is the Town staff person that has been duly authorized by the Agency to act on its behalf. The Agent reviews all wetlands applications, monitors activities within wetlands and upland review areas for compliance with regulations and issues violation notices.

Regulations

- [Mansfield Inland Wetlands and Watercourses Regulations](#) (Effective February 15, 2012)
- [Chapter 440 \(Sections 22a-28 through 22a-45d\), Connecticut General Statutes](#)

Contact Information

The Department of Planning and Development coordinates receipt and review of Inland Wetlands applications on behalf of the Agency. All applications, letters related to pending applications, and correspondence regarding potential violations of the wetlands and watercourses regulations should be addressed as follows:

Mansfield Inland Wetlands Agency
c/o Mansfield Department of Planning and Development
Audrey P. Beck Municipal Building
4 South Eagleville Road
Mansfield, CT 06238

Email

Email correspondence may be sent to the following email address: planzonedept@mansfieldct.org.

Telephone

860.429.3330

In this Guidebook

Key Terms	Page 2
Fees	Page 3
Application Process Flow Chart	Page 4-5
Notification Requirements	Pages 6-7

Agency Website

For more information on the wetlands review process and downloadable forms, please visit the [IWA's webpage at www.mansfieldct.gov/inlandwetlands](http://www.mansfieldct.gov/inlandwetlands)



INLAND WETLANDS KEY TERMS

For more definitions, see Section 2.0 of the Mansfield Inland Wetlands and Watercourses Regulations

Feasible: Able to be constructed or implemented consistent with sound engineering.

Prudent: Economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided costs may be considered in deciding what is prudent and further provided a mere showing of expense will not necessarily mean and alternative is imprudent.

Regulated Activity: Any operation within or use of a wetland or watercourse involving removal or disposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, but shall not include the specified activities in Section 22a-40 of the CGS. Furthermore, any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing or removing of material and discharging of storm water or other activity on the land within one hundred and fifty (150) feet measured horizontally from the boundary of any wetland or watercourse is a regulated activity. The IWA may also rule that any other activity located within an upland review area or in any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses and is a regulated activity.

Significant Impact: Any activity, including but not limited to, the following activities: (1) Any activity involving deposition or removal of material which will or may have a substantial effect on the wetland or watercourse in which the activity takes place or on wetlands or watercourses outside the area for which the activity is proposed. (2) Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system. (3) Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to: support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions. (4) Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation or sedimentation in a wetland or watercourse. (5) Any activity which causes substantial diminution of flow of a natural watercourse or groundwater levels of a wetland or watercourse. (6) Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse. (7) Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

Upland Review Area: All land within one hundred and fifty (150) feet from the edge of a wetland or watercourse, as measured horizontally from the boundary of any wetland or watercourse and in addition, areas at a greater distance than 150 feet from the edge of a wetland or watercourse where in the determination of the agency proposed activities are likely to impact or affect wetlands or watercourses.

Wetlands: Land, including submerged land as defined in the Mansfield Inland Wetlands and Watercourses Regulations, not regulated pursuant to [Sections 22a-28 through 22a-35, inclusive, of the CGS](#), which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soil Survey, as it may be amended from time to time, of the Natural Resources Conservation Service of the U.S. Department of Agriculture Cooperative Soil Survey.

Watercourses: Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof not regulated pursuant to [Sections 22a-28 through 22a-35, inclusive, of the CGS](#). Intermittent watercourses shall be delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for a duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

Vernal Pool: A contained basin depression lacking a permanent above ground outlet. In the Northeast, it fills with water with the rising water table of fall and winter or with the meltwater and runoff of winter and spring snow and rain. Vernal pools contain water for a few months in the spring and early summer. By late summer, a vernal pool is generally (but not always) dry. Vernal pools provide essential habitat for certain amphibians and other species during portions of their life cycle. Because they are periodically dry, vernal pools do not support fish, which prey upon amphibians.

INLAND WETLANDS FEES



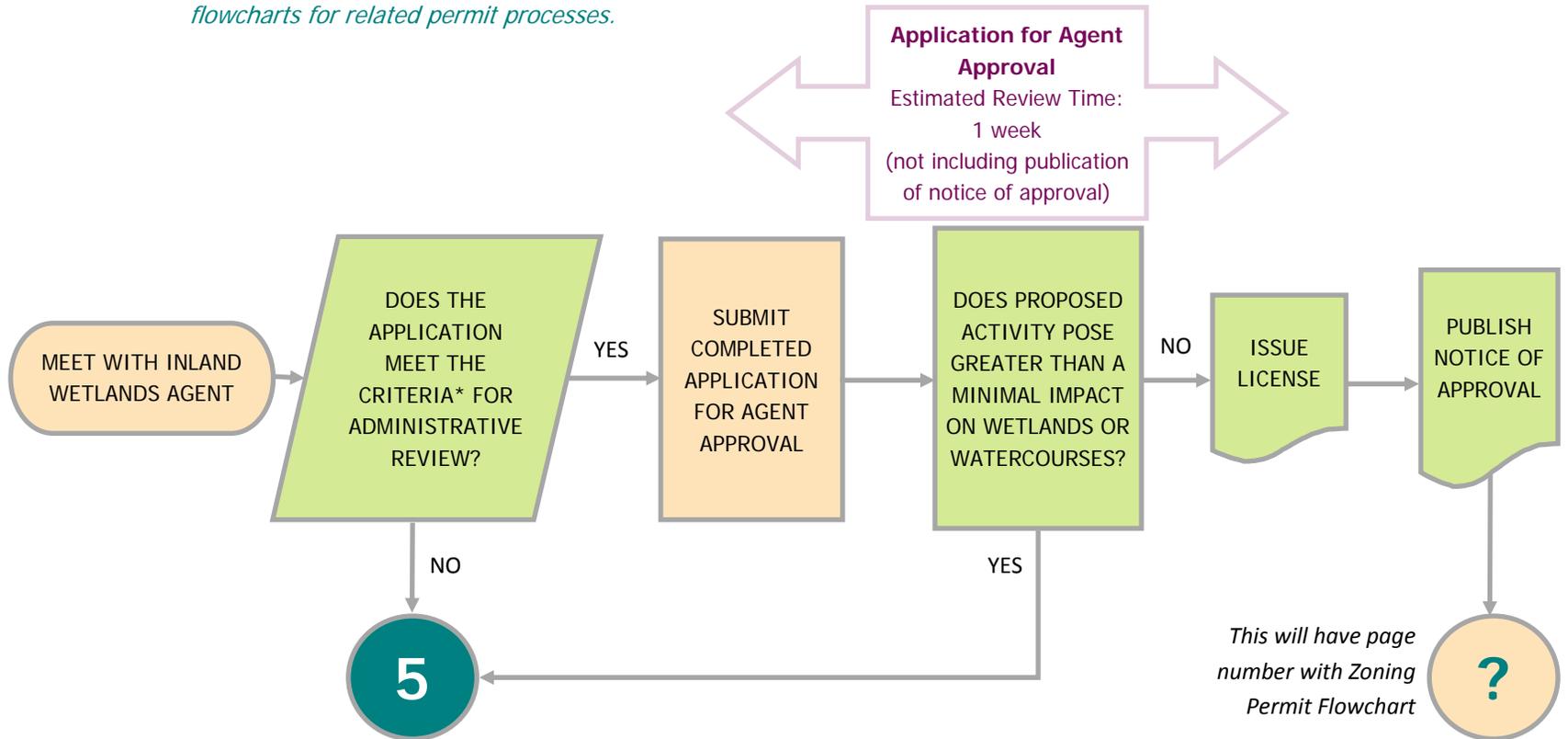
The following fees have been established by the Town Council for review of Inland Wetland license (permit) applications. Fees are non-refundable unless an application is withdrawn prior to receipt by the Agency or prior to any review being conducted by staff in the case of an application for Agent approval.

	Town Fee	Advertising Fee	State Fee	Total Fee
Administrative Activities				
Application for Agent Approval	\$25	\$65	\$60	\$150
Fee for each staff visit required by noncompliance with the conditions of an IWA order	\$50	NA	NA	\$50/visit
Application Without Public Hearing (Supplemental fee must be paid if public hearing is subsequently required by the Agency)				
Residential/commercial additions, decks, sheds, pools and accessory structures	\$125	Included in Town Fee	\$60	\$185
Single-family, multi-family or commercial buildings	\$250		\$60	\$310
Subdivisions having 1 or 2 new lots; and	\$250		\$60	\$310
Subdivisions having 3 or more new lots	\$250 + \$50/lot over 2 lots; not to exceed \$500		\$60	\$310-\$560
Other activities not covered by a specific category	\$250		\$60	\$310
Modification to existing wetlands license	\$50	NA	NA	\$50
Permit renewals (extensions)	\$50	NA	NA	\$50
Applications with Public Hearing				
Activities on 1 or 2 residential lots	\$500	Included in Town Fee	\$60	\$560
Proposed subdivision of 3 or more lots on existing streets	\$500		\$60	\$560
Proposed subdivision of 3 or more lots with some or all of the lots on new streets	\$1,000		\$60	\$1,060
Commercial, industrial, multi-family housing, and other non-residential projects involving between 1,000 SF and 10,000 SF of gross floor area of new construction	\$1,000		\$60	\$1,060
Commercial, industrial, multi-family housing, and other non-residential projects involving more than 10,000 SF of gross floor area of new construction	\$1,000		\$60	\$1,060
Petitions for revisions to Wetland Map or Wetland Regulations	\$500		\$60	\$560



INLAND WETLANDS APPLICATION

This flow chart provides an overview of the wetlands permitting process. Please contact the Inland Wetlands Agent with any questions. As this is only one step in the permitting process, the symbol will take you to flowcharts for related permit processes.



***Criteria for Administrative Review (Agent Approval)**

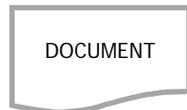
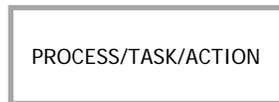
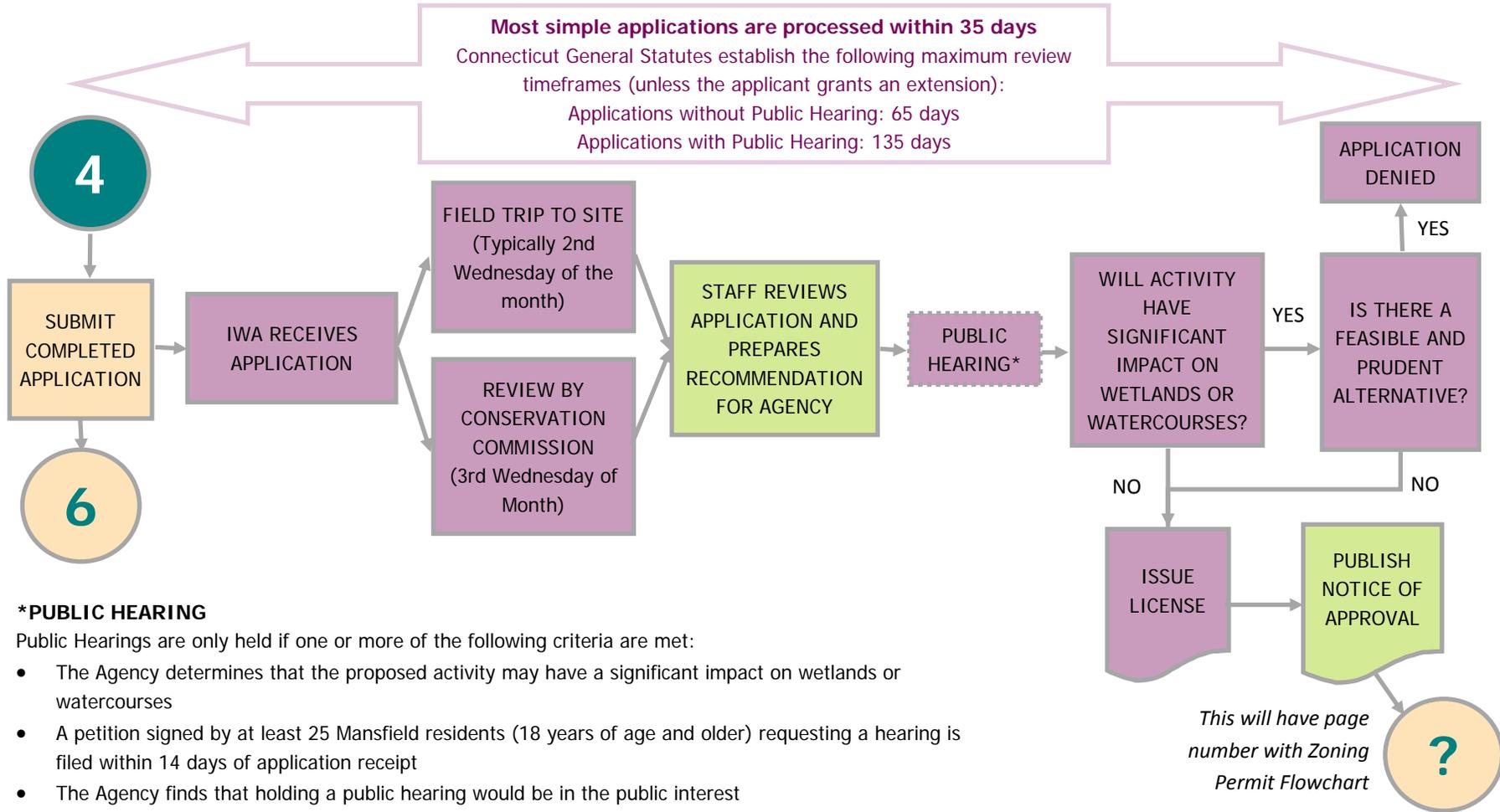
- Proposed activity is a deck; shed on posts, blocks or stone pad; or addition to existing structure; and
- Proposed activity is located more than 75 feet from wetlands/watercourses and more than 100 feet from a vernal watercourse/pool.



INLAND WETLANDS APPLICATION



The following process is a continuation of the flow chart on Page ___ and applies to applications for permits requiring Agency Approval. As this is only one step in the permitting process, the  symbol will take you to flowcharts for related permit processes.



APPLICANT

STAFF

BOARD/COMMISSION



INLAND WETLANDS NOTIFICATIONS

The following table identifies notification requirements for Inland Wetlands License applications. Please contact the Planning Office at 860.429.3330 with any questions.

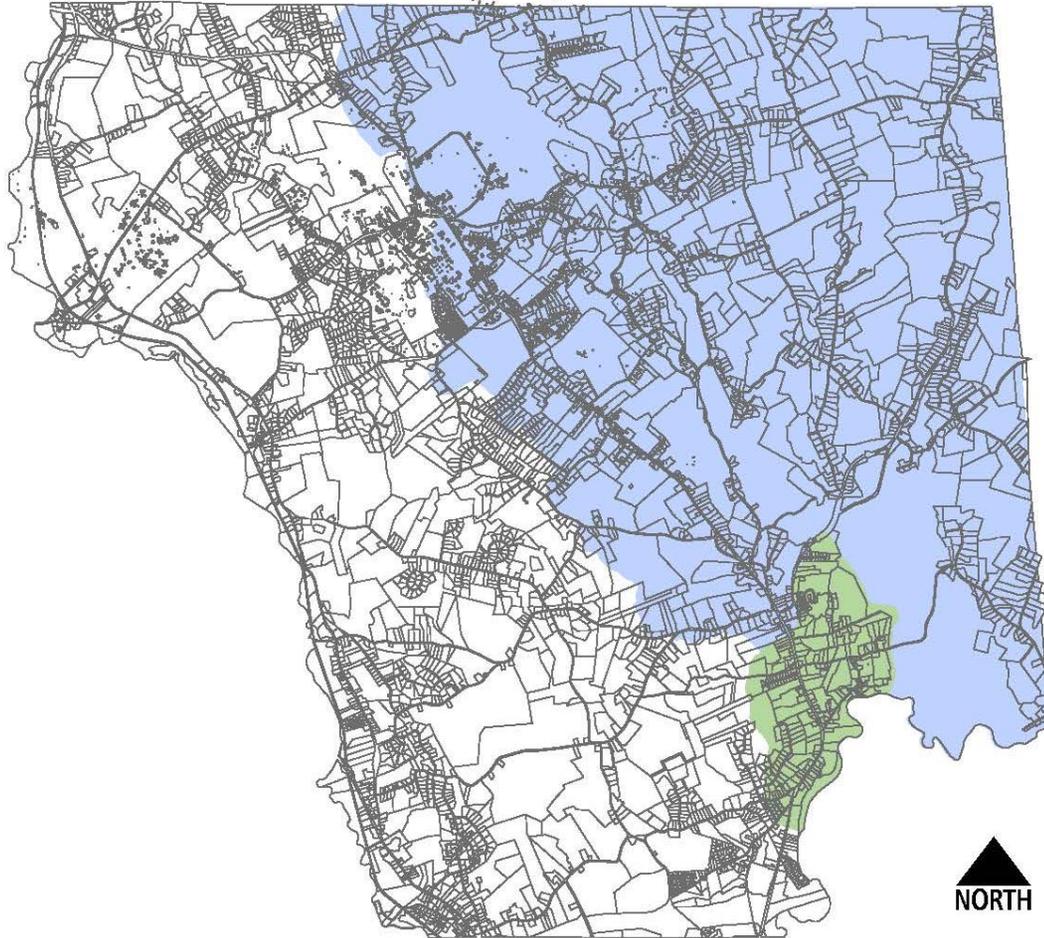
NOTICE TYPE	WHO NEEDS TO BE NOTIFIED	WHEN	HOW	BY WHOM
All Applications				
Project is located in Drinking Water Supply Watershed	Windham Water Works & Department of Public Health (see page — for detailed instructions)	Within 7 days of filing application	See Page __	Applicant
Project is located in Drinking Water Supply watershed. Notice of application within 500 feet of town boundary or that meets criteria in Section 8.2 of the Regulations.	Adjoining Municipalities-Town Clerks		Certified Mail	Town
Administrative Applications				
Notice of approval	General Public	Within 10 days of approval date	Newspaper Ad	Applicant*
Applications Requiring IWA Action				
Notice of application	Abutting property owners including property owners across the street from the subject property (as measured at right angles to straight street lines and radial to curved street lines) Property owner/abutter information is available at: http://www.mainstreetmaps.com/CT/Mansfield/	Concurrent with filing of application	Certified Mail	Applicant
Notice of Public Hearing (if applicable)	General Public	Two ads at intervals of not less than 2 days; first ad not more than 15 nor fewer than 10 days prior to the hearing; second ad not less than 2 days before the hearing	Newspaper Ad	Town
Notice of IWA Decision	General Public	Within 15 days of decision	Newspaper Ad	Town
Notice of IWA Decision	Applicant and any other person entitled to notice (such as an intervener)	Within 15 days of decision	Certified Mail	Town

*While the applicant is technically required to publish this notice pursuant to Section 12.2 of the regulations; the Town will publish the ad provided the applicant pays for the cost of advertising.

Public Water Supply Watershed



For properties located within the public water supply watershed basins of the Windham Water Works as shown on the map below, applicants requiring approval from the Planning and Zoning Commission, Inland Wetlands Agency or Zoning Board of Appeals are required to provide written notice of permit applications to both Windham Water Works and the Connecticut Department of Public Health. These notifications must be completed within 7 days of submitting an application to the Town; copies of the notifications must be provided as directed below.



Department of Public Health

Complete [Watershed or Aquifer Area Project Notification Form](#) using the information provided on the map to the left.

Email completed form to dph.swpmail@ct.gov with a copy to planzonedept@mansfieldct.org.

Windham Water Works

Complete the [Windham Water Works notification form](#) and send by Certified Mail, return receipt requested. Please provide a copy of the notice and the certified mail receipt to the Planning Office.

-  Windham Water Works-Willimantic Reservoir (PWSID CT1630011)
-  Windham Water Works-Mansfield Hollow Reservoir (PWSID1630011)



TOLLAND
ECONOMIC DEVELOPMENT
COMMISSION

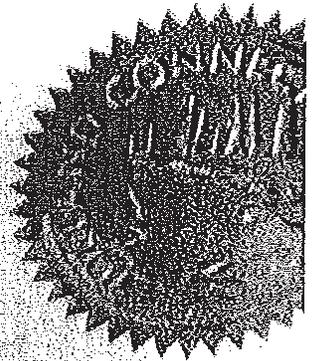
WELCOMES

Camille's Wood Fired Pizza

OPENED AT

23 Fieldstone Commons

August 2013




Steven A. Werbrier
Town Manager


Gregory Williams, Chair
Economic Development Commission