

**Filed on August 3, 2021**

## **NOTICE TO TOWN CLERK OF PROPOSED AMENDMENTS TO ZONING REGULATIONS AND/OR ZONING MAP**

Pursuant to Section 8-3, C.G.S., the Planning and Zoning Commission is required to file proposed amendments to the Zoning Regulations and Zoning Map with the Town Clerk at least 10 days prior to the public hearing on such amendments. In accordance with this requirement, a copy of the following proposal to amend the Mansfield Zoning Regulations is attached.

- **File Number P-907-52:** Amendments to Article 7 of the Zoning Regulations related to the manufacture and sale of alcohol. The public hearing on the proposed amendment is scheduled for Monday, September 20, 2021 at 6:30 P.M.

For more information on the proposed amendment and public hearing, please email [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org).

**Paul Aho, Chair**  
**Vera Ward, Secretary**



## MANUFACTURE AND SALE OF ALCOHOL

The following amendments are proposed to:

- Add farm breweries, farm distilleries, farmer's markets, and manufacturer of wine, cider or mead to the list of uses to which the sale of alcohol would be permitted as an accessory use.
- Add farm breweries and distilleries to the list of authorized uses in the RAR-90 and PVRA zones provided special permit approval is obtained
- Add Farmer's Markets to the list of authorized uses in the RAR-90 and I zones. Markets would be permitted by-right provided the market is located on the site of a government facility or use; otherwise, special permit approval would be required.

### Article 7, Section D.7 ▪ Accessory Buildings and Uses Permitted in All Zones Except in the Flood Hazard Zone

Amend Article 7, Section D.7.g as follows:

- g. The sale of alcoholic liquor shall be permitted as accessory to the following uses provided the liquor permit type is authorized pursuant to Chapter 101 of the Mansfield Code of Ordinances and the following primary use is permitted in said zone or district or is permitted as a non-conforming use:
- Retail
  - Restaurant
  - Hotel
  - Place of Assembly/Banquet Hall
  - Commercial recreation facility
  - Brewpub/Restaurant
  - Brewery
  - Farm Winery
  - Farm Brewery
  - Farm Distillery
  - Manufacturer of Wine, Cider or Mead
  - ~~a.~~• Farmer's Market

### Article 7, Section G Uses Permitted in the RAR-90 Zone

Amend Article 7, Section G.15 as follows:

15. Farm Wineries, Farm Breweries and Farm Distilleries provided special permit approval is obtained in accordance with Article 5, Section B.

Amend Article 7, Section G to add new section 17 as follows:

17. Farmer's Markets shall be permitted by-right provided they are located on the site of a government facility or use; otherwise, special permit approval must be obtained in accordance with Article 5, Section B.

**Article 7, Section K, Uses Permitted in the PVRA (Pleasant Valley Residence/Agriculture) Zone**

*Amend Article 7, Section K.3 (Uses requiring special permit approval), subsection (g) as follows:*

g. Farm Wineries, Farm Breweries, and Farm Distilleries

**Article 7, Section X, Uses Permitted in the Institutional Zone**

*Amend Article 7, Section X to add new section 9 as follows:*

9. Farmer's Markets shall be permitted by-right provided they are located on the site of a government facility or use; otherwise, special permit approval must be obtained in accordance with Article 5, Section B.