



Lower Connecticut River Valley Council of Governments

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Regional Planning Committee

July 22, 2021

Mr. Stephen Devoto, Chairman
Middletown Planning & Zoning Commission
245 DeKoven Drive
Middletown, CT 06457

**SUBJECT: Petitions to Amend Regulations Regarding:
Permanent, Year-Round Farm Markets
Farm Wineries and Farm Breweries
Cannabis Micro-Cultivation and Cannabis Retail
Middletown Planning & Zoning Commission**

Dear Mr. Devoto:

The City has submitted three petitions proposing the revision of sections regarding permanent, year-round farm markets, farm wineries and farm breweries, and cannabis micro-cultivation and cannabis retail establishments. These findings are presented for the consideration of the Middletown Planning & Zoning Commission at its upcoming public hearing scheduled for Wednesday, July 28, 2021.

Comments

Permanent, Year-Round Farm Markets. The most significant proposed change is the minimum size of farms that can have permanent, year-round farm markets. Although the minimum size had been dropped to five (5) acres from twenty (20) acres, it is not likely that this reduced minimum farm size standard will create any unacceptable intermunicipal impacts if these farm markets were to be established based upon this new standard.

Farm Wineries and Farm Breweries. Of most concern would be how the ancillary activities that could exist in farm wineries or farm breweries. For instance, catered wedding events with music and other similar activities could be disruptive in the residential neighborhoods where they are permitted. Further, any parking associated with the events in residential neighborhoods will need to be adequately reviewed and managed to insure that any nearby residential properties are not inconvenienced or disrupted. In that this use will be approved through a Special Exception process, it is anticipated that significant intermunicipal impacts will be avoided through proper review and the application of sufficient conditions imposed by the Middletown Planning & Zoning Commission.

Cannabis Micro-Cultivation and Cannabis Retail. The proposed language is consistent with the requirements of the Responsible and Equitable Regulation of Adult-Use Cannabis Act and

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will therefore be managed by the City in a way consistent with the intent of that state legislation. The use will be permitted by Special Exception in selected business and industrial zones and will therefore be closely managed by the Middletown Planning & Zoning Commission and will not likely create any significant and unanticipated intermunicipal impacts.

Thank you for submitting the petitions to the RiverCOG RPC for review and findings. If you have any questions about this report, please feel free to contact us at (860) 581-8551 or tdownes@rivercog.org.

For the Regional Planning Committee,

A handwritten signature in black ink, appearing to read "J. H. Torrance Downes". The signature is fluid and cursive, with a long horizontal line extending to the right.

J. H. Torrance Downes
Deputy Director, RiverCOG