

**TOWN OF GLASTONBURY  
AGRICULTURAL ADVISORY COMMITTEE  
SPECIAL MEETING**

WEDNESDAY, APRIL 18, 2018  
7:00 PM  
BELLTOWN HILL ORCHARDS  
483 MATSON HILL ROAD  
SOUTH GLASTONBURY, CT 06073

Michael Longo  
Donald F. Preli, Jr.  
Hutchinson Bronzi  
Kenneth Horton  
Andrew Reale  
William Dufford  
Chris Bassett

**AGENDA**

1. Roll Call
2. Comments by Citizens
3. New Business:
  - a. **Recommendation** to the Conservation Commission and Town Plan and Zoning Commission concerning a **§7.2.c Special Permit** and a **§20.11 Groundwater Protection Permit for Hops on the Hill Farm Market (with farm brewery)** on 39.2± acres of land (identified as Lot W-159 Main Street, Lot W-159A Main Street and Lot N-7 Dug Road); such land located north of Dug Road and west of Main Street – Rural Residence Zone, Residence AA Zone and Groundwater (overlay) Zone 1 – Megson, Heagle & Friend, C.E. & L.S., LLC – Alter & Pearson, LLC, **Alexander J. Gondek, Jr., landowner/applicant**
4. Other Business
5. Adjournment

cc: Joyce P. Mascena, Town Clerk  
Richard J. Johnson, Town Manager  
Khara C. Dodds, Director of Planning and Land Use Services  
Kathryn Paquette, Marketing & Communication Specialist

Agricultural Advisory Committee  
Meeting

Belltown Orchards  
483 Mattson Hill Road  
South Glastonbury, CT 06073  
Wednesday, April 18, 2018  
7pm

MINUTES FROM AG. ADVISORY CMTE. MTG.

4-18-18

ATTORNEY MEGHAN HOPE GAVE A BRIEF PRESENTATION ON THE GONDEK FARM MARKET BREWERY ON PROPOSED SITE ON DUG RD.

COMMITTEE THEN DISCUSSED SIMILIARITIES TO EXISTING WINERIES AND PROPOSED BREWERY CONCLUDED BREWERY WILL HAVE SAME IMPACT ON NEIGHBORHOOD AS WINERY — VERY LITTLE

DISCUSSED THAT FARMERS NEED THE FLEXIBILITY TO CONTINUE TO DIVERSIFY & GROW AS A BUSINESS IN ORDER TO STAY RELEVANT

VOTED ON AND PASSED ATTACHED RESOLUTION

MINUTES SUBMITTED BY:  
ANDREW REALE - CHAIRMAN, AG. ADVISORY CMTE.

MOVED, that the Agricultural Advisory Committee, recommends that the Conservation Commission issue a positive recommendation to the Town Plan & Zoning Commission, and that the Town Plan & Zoning Commission approve, a §7.2.c Special Permit and a §20.11 Groundwater Protection Permit for Hops on the Hill Farm Market (with farm brewery), located on 39.2± acres of land located north of Dug Road and west of Main Street (Lot W-159 Main Street, Lot W-159A Main Street and Lot N-7 Dug Road), based on the following:

1. The proposal preserves productive agricultural land through economic viability.
2. The proposed use is accessory to the primary use of the Site as a farm and allows a local farm to diversify its agribusiness.
3. The proposed farm market (with farm brewery) will provide access to visitors to enjoy the scenic vistas and rural character of an active farm.

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Motion made by: ANDREW REALE  
 Motion seconded by: DONALD PRELI JR.  
 Vote: 6 to 0

	Vote in Favor	Vote Against
<b>Michael Longo</b>	✓	
<b>Donald F. Preli, Jr.</b>	✓	
<b>Hutchinson Bronzi</b>	✓	
<b>Kenneth Horton</b>	✓	
<b>Andrew Reale</b>	✓	
<b>William Dufford</b>	✓	
<b>Chris Bassett</b>	ABSENT	