



## Town of Burlington

**TOWN OF BURLINGTON, CT  
MINUTES OF SPECIAL MEETING  
ECONOMIC DEVELOPMENT COMMISSION (EDC)  
MONDAY, DECEMBER 17, 2018 AT 7:00PM  
BURLINGTON TOWN HALL – SENIOR CENTER**

- I. Call to Order: The meeting was called to order at 7:09 p.m. In attendance were Kevin Bair, Todd Coleman, Tod Kallenbach, and Katie Lydecker. Also attending were First Selectman, Ted Shafer, and members of the public, Charles Clampett and Jon Crane.
- II. Public Comment: Charles Clampett of 24 Bittersweet Lane discussed plans to purchase a parcel of land of 12.3 acres on Lyon Road for the purpose of establishing a farm brewery under a special use application for R44 zoning. A farm brewery is defined as a nanoscale brewing operation that produces under 1,000 barrels per year. The operation would include planting hops on the property and constructing two buildings for a brewhouse and a tasting room. Tentative hours for having the tasting room open to the public would be Wednesdays through Saturdays from 12:00 p.m. to 7:00 p.m. Clampett and fellow investors have prepared a business plan, site plan, wastewater plan, and building designs. If successful with approvals during the zoning and permitting process, Evening Sky Brewing Company – as the farm brewery will be known – plans to purchase and develop the land with an SBA-backed loan. Clampett requested a letter of recommendation from the EDC, which the attending members agreed was appropriate.
- III. Review/Approve minutes of October 15, 2018 meeting: Bair and Kallenbach voted to approve the October 15 minutes. Coleman and Lydecker abstained, as they were not present at the October 15 meeting.
- IV. EDC Meeting Schedule for 2019: Kallenbach presented copies of the 2019 calendar of scheduled EDC meetings, which will continue to be held on the second Monday of the month at 7:00 p.m. in the Senior Center at Burlington Town Hall.
- V. Discussion: Plan of Conservation & Development Update – EDC Section: Kallenbach presented copies of the EDC section of the 2009 Plan of Conservation and Development and asked members to prepare for a discussion of plan section updates at the January 14, 2019 EDC meeting. Shafer added

that the Board of Selectmen is expected to vote to hire a planning consultant at its next meeting. Working in collaboration with the Planning & Zoning Commission, the consultant will define the process for taking input from Town boards, commissions, residents and businesses. The final updated plan is due to the State of Connecticut Office of Policy and Management by May 2020.

- VI. Discussion: DiscoverLitchfieldHills.com/other website communications needs: Kallenbach presented copies of information on [www.DiscoverLitchfieldHills.com](http://www.DiscoverLitchfieldHills.com), a new regional community website for residents and visitors being sponsored by the Northwest Hills Council of Governments (NHCOG), the regional planning agency of which Burlington is a member town. NHCOG is inviting businesses in the region to submit listings about their offerings and events. Shafer also requested that EDC members take a look at the Burlington information on the Connecticut Tourism website, [www.ctvisit.com](http://www.ctvisit.com), and provide comments on content that should be added/included. Shafer additionally discussed that he will be obtaining information about content management and updates of the Town's municipal website, [www.BurlingtonCT.us](http://www.BurlingtonCT.us) from the website development company, CivicPlus, that recently purchased the firm that designed the website, Virtual Towns & Schools.
- VII. New Business: Kallenbach presented copies of information regarding 2019 municipal and non-profits members of, and benefits provided by, the Connecticut Main Street Center, of which Burlington is a member municipality. The annual membership fee of \$500 is part of the EDC annual budget. Kallenbach also stated that planning for the 2019 Burlington Farmers Market dates would begin at the January 14, 2019 EDC meeting.
- VIII. Updates on business/property developments: Jon Crane reported that the Tonn's Orchard farm store development on Milford Street/Route 169 was moving ahead as planned, and requested that the EDC continue to include Whigville in the Plan of Conservation and Development update process.
- IX. Adjourn: The meeting was adjourned at 8:40 p.m.

Respectfully submitted,  
Tod Kallenbach – Chairman, Burlington EDC