

AGENDA
Regular Hybrid Meeting
Town of Granby
Planning & Zoning Commission
Tuesday, June 13, 2023 at 7:00 pm
Town Hall Meeting Room

Link: <https://us02web.zoom.us/j/85482203499?pwd=OVJQMTRFKc2hIWWloT1hqNjEyTFh0dz09>

Call-In: 1 929 205 6099
Meeting ID: 854 8220 3499
Passcode: 540088

1. Call to Order
2. Pledge of Allegiance
3. Seating of Alternates, if applicable
4. Public session, items not on the agenda or subject to a public hearing
5. Action on the minutes of May 9, 2023
6. Public Hearings
 - a. Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for two building signs for property located at 25 Hartford Avenue, COCE Zone: File Z-10-23.
 - b. Application seeking amendments to Zoning Regulations Sections 1.1 to include R4A and Granby Center Zones in zone types; 2.11 to clarify residential fuel tank type and placement; 2.12 to eliminate separation distance from watercourses; 3.7.4.5, 3.12.5, and 6.1 to remove residential dwelling area requirements; 4.0 and 4.2.11 to clarify R4A Zone site plan requirements; 7.4.1 to clarify multi-family parking requirements; 8.1.3.2, 8.1.8 and 8.1.9 to clarify accessory building setback requirements and size; 8.6.15.2.6 to change sign permit fees; 10.2.1.1 to update building code reference; 10.2.3.3 to change special permit application fees; and 10.3.2.6 to change Zoning Board of Appeals fees: File Z-9-23.
7. Receive applications and schedule public hearings
 - a. Application seeking to renew a Special Permit under Zoning Regulations Section 9 for earth excavation, for property located at 536 Salmon Brook Street, Tilcon, I/R30/R50 Zones: File Z-11-23.
 - b. Application seeking a Special Permit under Zoning Regulations Section 8.20 for a 10 lot FRD re-subdivision, Cider Mill Heights, for property located at 604 Cider Lane, R2A Zone: File P-1-23.
 - c. Application seeking to renew a Special Permit under Zoning Regulations Section 9 for

earth excavation, for property located at 67, 87, and 95B Notch Road, R50 Zone: File Z-12-23.

- d. Application seeking a re-subdivision for 6, 8, 10, 11, 15, 17, 19, 21, 22, 24 and 26 Harness Way to reconfigure lot lines, including for the right of way and open space to be dedicated to the Town of Granby, Harness Way development, R30 Zone: File P-2-23.
- 8. Consideration of applications, where the Commission has concluded the public hearing
- 9. Commission Discussion: Zoning Regulations pertaining to Cannabis Establishments
- 10. Staff Report and Correspondence
- 11. Commissioner Reports and Correspondence
- 12. Adjourn

MEETING MINUTES
Town of Granby
Planning & Zoning Commission
Tuesday, May 9, 2023 at 7:00 pm

Members Present: Eric Lukingbeal, Matthew Peters, Mark Lockwood, Eric Myers, Jonathan Boardman, Brennan Sheahan, and Alternate Paula Johnson

Absent: Christine Chinni and Alternate Robert Lavitt

Also Present: Director of Community Development Abigail Kenyon and Land Use Coordinator Renee Deltenre

1. Call to Order

Chairman Lockwood called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Seating of Alternates, if applicable

P. Johnson was seated for C. Chinni.

4. Public session, items not on the agenda or subject to a public hearing

None

5. Action on the minutes of April 25, 2023

E. Myers noted that the motion for File Z-7-23 (249 Granville Road) needs to be corrected to reflect the approval of one detached accessory apartment.

ON A MOTION by P. Johnson seconded by E. Lukingbeal, the Commission voted (5-0-2) to approve the April 25, 2023 minutes as amended. J. Boardman and B. Sheahan abstained.

6. Public Hearings

a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 59 Loomis Street, R2A Zone: File Z-8-23.

Applicant and property owner Sean Silva was present to discuss the application. He is seeking approval to construct a detached accessory apartment on the second floor of an existing barn. The apartment will be just under 1,200 square feet and will consist of 3 bedrooms, 2 bathrooms, a kitchen, dining room and living room. The Farmington Valley Health District approved the installation of a new well and septic system, which will service the barn and accessory apartment. The existing driveway will require modifications to provide access to the barn but there will not be a new curb cut on Loomis Street. The Commission stated that the application is straightforward and they have no concerns. There was no public comment and the public hearing closed at 7:09 p.m.

7. Receive applications and schedule public hearings

None

8. Informal Discussion: 254/256 Salmon Brook Street, Possible Site Development – deli, restaurant, teaching kitchen, and apartment

Brian Paolillo of 23 Meeting House Road, Granby, was present to discuss his proposed concept for the property located at 254/256 Salmon Brook Street. He provided an overview of current site conditions, as well as his three-phase plan utilizing the existing structures onsite. Phase one consists of converting the three-car garage into a deli store that would sell both prepared and unprepared foods to go. Phase two would convert the structure alongside Route 189, which was formerly the old sign shop, into a cook and learn kitchen. Phase three would consist of renovating the first floor of the main house into a restaurant, while restoring the structure to its original character.

A. Kenyon stated that the proposed uses are currently not allowed within that zoning designation; however, the applicant could apply for a zoning regulation amendment or a zoning map amendment. She also reiterated for the record that this property is located within the Historical Overlay Zone and any proposed modifications would need to go before the Salmon Brook Historical Society for advisory comments only. A. Kenyon asked the Commission for input regarding the classification of a cook and learn kitchen, as the regulations do not currently address such a use.

There was a general consensus that a zone change would be more appropriate and suggestions were made regarding a revised parking layout, landscaping, conversations with abutting property owners, etc. The Commission was pleased with the proposed concept and expressed appreciation for the applicant’s desire to save the existing structures. It was recommended that the applicant solidify their ideas while taking into consideration the Commission’s comments, and work with town staff on next steps.

9. Consideration of applications, where the Commission has concluded the public hearing
a. Application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 59 Loomis Street, R2A Zone: File Z-8-23.

ON A MOTION by B. Sheahan seconded by P. Johnson, the Commission voted (7-0-0) to approve an application seeking a Special Permit under Zoning Regulations Section 8.5.2 for a detached accessory apartment for property located at 59 Loomis Street, R2A Zone: File Z-8-23.

10. Commission Discussion: Zoning Regulations pertaining to Cannabis Establishments

M. Lockwood provided an overview of the process to date, explaining state legislation that was passed to allow cannabis establishments. He also noted the Commission previously held a public session regarding the use. A. Kenyon provided draft regulations that were developed in collaboration with the Development Commission. The draft regulation would allow cannabis establishments by Special Permit in the Industrial Zone; would require a 1,000 foot setback from a religious institution, library, daycare, community recreation building, playground, sports field, or school; hours would be limited to 8 AM to 10 PM Monday to Saturday and 10 AM to 6 PM on Sunday; no products could be visible from the outside; a

security plan would be required; and HVAC equipment would be needed to prevent odors. The Commission proposed a modification to clarify the hours of operation would apply to when the establishment is open to the public; no products shall be consumed on the property; a 2,000 foot separation distance between cannabis establishments would be required; and the Commission noted it should be clarified a micro-cultivator is an establishment between 2,000 and 15,000 square feet. The Commission also suggested it be clarified farm stores could not sell cannabis products and the growing of cannabis is not considered agriculture. It was decided town staff would amend the draft regulations and the discussion would continue at the next meeting.

11. Commissioner Appointment to Granby Center Advisory Committee

M. Lockwood stated that the Board of Selectmen discussed and approved the Granby Center study proposed scope at their last meeting and the Board voted to create a five-person Advisory Committee. A. Kenyon stated that the committee will consist of a member from the Board of Selectmen, Planning and Zoning Commission, and Development Commission, as well as two members from the public. The Board is looking to finalize appointments in June and the Commission needs to consider a member for nomination.

ON A MOTION by M. Lockwood seconded by B. Sheahan, the Commission voted (7-0-0) to nominate E. Myers for the Granby Center Advisory Committee.

12. Staff Report and Correspondence

A. Kenyon provided an update regarding a recent bond reduction inspection at Murtha's Way and stated that the pool and pool house are near completion.

13. Commissioner Reports and Correspondence

M. Lockwood stated that he will be unavailable for the next regular meeting. The Commission agreed to cancel the meeting. B. Sheahan noted that the temporary exterior freezer has been installed at 4 Park Place and A. Kenyon stated that the owner is working on a landscaping plan for submission.

14. Adjourn

ON A MOTION by E. Lukingbeal seconded by J. Boardman, the Commission voted (7-0-0) to adjourn the meeting at 8:04 p.m.

Respectfully submitted,

Renee Deltenre
Land Use Coordinator

TOWN OF GRANBY
Public Hearing
Planning & Zoning Commission (PZC)

There will be a public hearing conducted by the PZC on Tuesday, June 13, 2023 at 7:00 p.m. in the Granby Town Hall Meeting Room, 15 North Granby Road to hear and consider the following items:

- Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for two building signs for property located at 25 Hartford Avenue, COCE Zone: File Z-10-23.

- Application seeking amendments to Zoning Regulations Sections 1.1 to include R4A and Granby Center Zones in zone types; 2.11 to clarify residential fuel tank type and placement; 2.12 to eliminate separation distance from watercourses; 3.7.4.5, 3.12.5, and 6.1 to remove residential dwelling area requirements; 4.0 and 4.2.11 to clarify R4A Zone site plan requirements; 7.4.1 to clarify multi-family parking requirements; 8.1.3.2, 8.1.8 and 8.1.9 to clarify accessory building setback requirements and size; 8.6.15.2.6 to change sign permit fees; 10.2.1.1 to update building code reference; 10.2.3.3 to change special permit application fees; and 10.3.2.6 to change Zoning Board of Appeals fees: File Z-9-23.

At the hearing interested persons may appear and written communications will be received. Copies of the proposals are on file in the Community Development Office.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

CC: Sarah Byrnes

FROM: Abby Kenyon, Director of Community Development

DATE: June 1, 2023

RE: Application seeking a Special Permit under Zoning Regulations Section 8.6.13 for two building signs for property located at 25 Hartford Avenue, COCE Zone: File Z-10-23.

Zoning Regulations Section 8.6.11.2.1 allows one building sign with a maximum size of one square foot of signage for every one running foot of frontage, to a maximum of 24 square feet for any one business. The property, 25 Hartford Avenue, currently has one, non-illuminated building sign measuring 15 square feet. This sign is located on the west side of the building, facing the Windsor Federal building (see approved sign below). The applicant would like to install a second building sign measuring 13.4 square feet on the east side of the building (see proposed sign below). This sign would not be illuminated and would be similar to the existing wall sign on the other side of the building. Special permit approval is needed for this second building wall sign.

Under Zoning Regulations Section 8.6.13, the Commission may approve more signs than what is allowed with consideration of the following:

- 8.6.13.1.1 The quality of the architectural design.
- 8.6.13.1.2 The type of illumination.
- 8.6.13.1.3 The style and color.
- 8.6.13.1.4 The relationship of the sign to the building and to other signs within the area.
- 8.6.13.1.5 The location and the height of the sign.
- 8.6.13.1.6 The materials of construction.
- 8.6.13.1.7 The visibility of the sign.
- 8.6.13.1.8 The existence and quality of a Unified Sign Plan.
- 8.6.13.1.9 The quality of the graphic design.

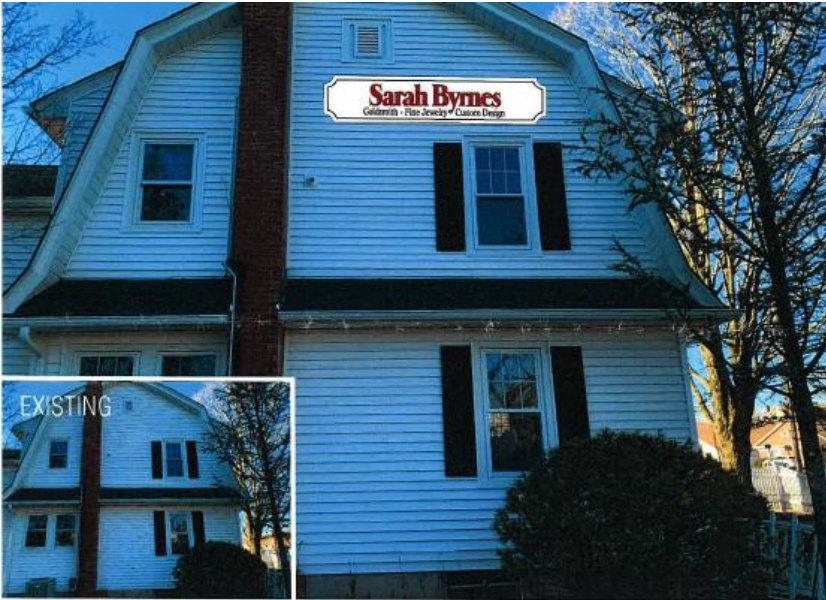
The applicant will be at the public hearing to explain the request in more detail and answer any questions the Commission may have.

Existing Wall Sign (west side of building)



Existing Sign Location

Proposed Wall Sign (east side of building)



TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: June 2, 2023

RE: Application seeking amendments to Zoning Regulations Sections 1.1 to include R4A and Granby Center Zones in zone types; 2.11 to clarify residential fuel tank type and placement; 2.12 to eliminate separation distance from watercourses; 3.7.4.5, 3.12.5, and 6.1 to remove residential dwelling area requirements; 4.0 and 4.2.11 to clarify R4A Zone site plan requirements; 7.4.1 to clarify multi-family parking requirements; 8.1.3.2, 8.1.8 and 8.1.9 to clarify accessory building setback requirements and size; 8.6.15.2.6 to change sign permit fees; 10.2.1.1 to update building code reference; 10.2.3.3 to change special permit application fees; and 10.3.2.6 to change Zoning Board of Appeals fees: File Z-9-23.

As discussed at the April 25th Commission meeting, staff reviewed the Zoning Regulations and there are various minor corrections that are recommended (additions are shown underlined and deletions are ~~struck through~~). While some of these changes address oversights or provide clarification, other changes are required to address recent legislation that was passed. Please refer to the following recommended changes. It should be noted you will see changes to the Zoning Board of Appeals application fees are included below. However, upon further review, the Town Manager sets the application fee therefore it is suggested there be no change to Section 10.3.

1.1 ZONE TYPES

For achieving these purposes, the Town of Granby is divided into the following zones:

<u>Rural Conservation</u>	<u>R4A</u>
Rural Residential (2 acres)	R2A
See	
Rural Residential (50,000 sq. ft.)	R50
Residential (30,000 sq. ft.)	R30
Planned Development Multifamily	PDM
Neighborhood Shopping	C1
Business	C2
Office Park	OP
Industrial	I
Planned Economic Development	ED
<u>Granby Center Zone</u>	
Commercial Center	COCE

Center Commons	CC
Center Edge	CE
Granby Center Historic Overlay District	

2.11 RESIDENTIAL FUEL TANKS

The burial of fuel tanks intended for residential fuel oils or other petroleum products, with the exception of propane or other similar compressed gas, is prohibited. ~~Fuel tanks shall be located in basements or in approved structures above ground.~~

~~**2.12 PROPERTY ABUTTING PERMANENT WATERCOURSES**~~

~~All property abutting or including a watercourse shall maintain an area of open space land of not less than seventy five (75) feet in width along the entire frontage of said watercourse. The land area contained in said area shall remain free of all structures.~~

~~**3.7.4.5 Multifamily dwellings shall contain the following room areas:**~~

Efficiency (no separate bedroom)	450 sq.ft.
One Bedroom	575 sq.ft.
Two Bedroom	700 sq.ft.
For each additional room add	150 sq.ft.

~~In computing the required minimum floor area, only that area inside the perimeter walls of the dwelling devoted to the exclusive occupant for living purposes shall be considered. Public balconies, storage areas, public halls and other public facilities shall not be included in the required floor areas.~~

3.12.5 Comprehensive Granby Center Zone Criteria

The following requirements and guidelines shall apply to all Center Zones:

- Where mixed use buildings are proposed that will contain both residential and nonresidential uses, the number of residential units may not exceed 15 per acre. Living units shall typically be located above the first floor and shall be serviced by elevators and fire prevention sprinkler systems. ~~The minimum area of a residential unit is 400 square feet.~~ One parking space per unit shall be required. Overall the density of the site will be guided by the site development requirements outlined herein;

SITE PLANS

4.0 PURPOSE

To protect the character, property values and historic and rural nature of the community, and to further the objectives of Section 1.0 of these Regulations, in all Zones except the R4A, R2A, R50, and R30, a site plan shall be approved by the Commission prior to the issuance of a building permit for any new construction or addition or for any change in the footprint of any existing building. No site plan shall be changed in any manner without the approval of the Commission. Site plans shall be required for all special permit requests, which involve any changes in existing sites including sites within the R4A, R2A, R50 and R30 zones.

4.2.11 Waiver of Requirements

When site plan approval is required as part of a Special Permit application in an R4A, R2A, R50 or R30 zone, the Commission may modify or waive the requirements of Sections 4.1.3, 4.1.5, 4.2.3 and 4.2.5.

6.1 MINIMUM LIVING AREA FOR SINGLE-FAMILY DWELLING

Single Family Dwellings shall contain a ~~minimum of 1,000 square feet of living area that complies with the Connecticut State Building Code and all other applicable codes., 850 square feet of which must be located on the first floor;~~

~~The first floor is that which is located directly above and closest to the basement. For structures without basements the first floor is the floor directly above, in contact with and/or closest to, the ground or slab.~~

7.4.1 Parking Space Ratios

Use	Minimum Requirement (1)	Parking Spaces Per 1,000 sq. ft. Gross Floor Area Footage
Single Family	2 per unit	
Multi-Family	2.5 per unit	
3 bedrooms or more	2 spaces per unit	
2 bedrooms or more	2 spaces per unit	
1 bedroom	1.5 spaces per unit	

8.1 ACCESSORY BUILDINGS AND USES

Accessory buildings and uses shall include a garage or carport and the parking of a commercial vehicle, the parking or storage of a boat, trailer or mobile home, swimming pool, bath house, storage buildings, sheds and fences and similar buildings and uses. All accessory buildings and uses are subject to the following.

8.1.3.2 All garages and any sheds or other accessory buildings, including those allowed in Sections 8.1 and 8.15, over 200 square feet, shall be set back from all side and rear property lines a minimum distance equal to one and one-half (1 1/2) times the maximum height of the garage building; a distance equal to the longest linear dimension of the building garage; or a distance in compliance with Section 5 of these Regulations, whichever is greatest. (For barns see Section 8.15.10).

~~8.1.8 No accessory building other than a garage shall exceed twelve (12) feet in height or 200 square feet in area.~~

8.1.9 Sheds and other accessory buildings, including those allowed in Sections 8.1 and 8.15, 200 square feet and smaller shall be set back 10 feet from all side and rear property lines. ~~No accessory building shall be nearer than ten (10) feet to any rear or sideline and no~~ No accessory

building may be located within a required front yard.–Garages must conform to the yard requirement outlined in Section 5.1.

8.6.15 PERMIT REQUIREMENTS

8.6.15.2.6 Permit fee of ~~\$25 per sign.~~ \$16 per \$1,000 of sign value, rounded up to the nearest \$1,000.

10.2.1 BUILDING PERMITS

10.2.1.1 It shall be unlawful to commence, for any purpose, the construction of alteration of any building or excavation for any building or structure or to commence any use of land or buildings until the application and plans thereof shall have been approved by the Building Official and a written permit shall have been issued by the Building Official in conformance with the State of Connecticut ~~Basic~~ Building Code as amended.

10.2.3 Special Permit Applications

10.2.3.3 A fee of \$200 shall accompany all applications for Special Permit, except that the application fee for a multi-family development shall be an additional \$25 per unit ~~and Special Permits for the construction of garages and barns within residential zones shall be \$100.~~

10.3 ZONING BOARD OF APPEALS

10.3.2.6 A fee of \$200 shall accompany all applications for the Zoning Board of Appeals.

TOWN OF GRANBY

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Abby Kenyon, Director of Community Development

DATE: June 5, 2023

RE: Commission Discussion: Zoning Regulations pertaining to Cannabis Establishments

In response to recreational cannabis legislation that went into effect July 1, 2021, the Planning and Zoning Commission adopted a moratorium on all cannabis establishments so the Commission could consider how they wanted to proceed. The first moratorium expired in August 2022. Prior to expiration, the Commission held a public session to solicit input from residents regarding cannabis establishments. Based on that feedback, the Commission decided to regulate the use. The Development Commission was asked to develop draft regulations for the Commission's consideration. A second moratorium, which expires in August 2023, was passed to allow time for the development of the regulations.

The Commission reviewed draft regulations at the April meeting. Staff made minor changes in response to Commissioner feedback—refer to highlighted areas below. It is suggested if the Commission agrees to the proposed changes, a public hearing on the amendment be scheduled for the Commission's July 11th meeting.

Draft Regulation

Section 1.4 Definitions:

Add the following to the definitions:

Cannabis: marijuana, as defined in Section 21a-240 of the Connecticut General Statutes

Cannabis Establishment: A cultivator, micro-cultivator, retail facility, hybrid retail facility, product manufacturer, product packager, dispensary facility, producer and delivery service or transporter.

Cannabis Cultivator: An establishment of not less than 15,000 square feet of grow space, which engages in the cultivation, growing, and propagation of the cannabis plant.

Cannabis Hybrid Retail Facility: A combined cannabis retailer and dispensary facility

Cannabis Micro-Cultivator: An establishment of not less than 2,000 square feet and not more than 15,000 square feet of grow space, prior to any expansion authorized by the commissioner, which engages in the cultivation, growing, and propagation of the cannabis plant.

Cannabis Product Manufacturer: An establishment that is licensed to obtain cannabis, extract and manufacture a variety of cannabis products, including food and beverages and other products.

Cannabis Product Packager: An establishment licensed to package and label cannabis products.

Cannabis Retail Facility: Any retail establishment, excluding a cannabis dispensary facility, selling cannabis or derivative products, other than cannabidiol (CBD) products, for recreational use, whether or not cannabis or derivative products are the principal product sold on the premises. For the purposes of this definition a hybrid retailer, which is licensed to sell cannabis and medical cannabis, shall be considered a cannabis retailer.

Cannabis Dispensary Facility: A place of business where cannabis may be dispensed, sold or distributed in accordance with Chapter 420f and any regulations adopted thereunder, the qualifying patients and caregivers, and to which the department has issued a dispensary facility license under chapter 420f and any regulations adopted thereunder.

Producer: A person or entity that is licensed as a producer pursuant to section 21a-408i of the general statutes and any regulations adopted thereunder.

Grow Space: The portion of a premises owned and controlled by a producer, cultivator, or micro-cultivator that is utilized for the cultivation, growing or propagation of the cannabis plant, and contains cannabis plants in an active stage of growth, measured starting from the outermost wall of the room containing cannabis plants and continuing around the outside of the room. Grow space does not include space used to cure, process, and store harvested cannabis or manufacture cannabis once the cannabis has been harvested.

Add a new Section 3.8.2.17 regarding Cannabis Establishments

Industrial Zone Special Permit

Section 3.8.2.17 Cannabis Establishments, provided that:

- 1) The center of the main entrance of the facility shall not be closer than 1,000 feet (measured in a straight line) from the nearest property line or any lot used as a religious institution; public library; daycare facility; community recreation building; playground; sports field; or a school;
- 2) No building, structure or premises shall be used and no building or structure shall be erected or altered that is arranged, intended, or designed to be used for a cannabis establishment if any part of such building, structure or premises is within 2,000 feet

(measured in a straight line) from the nearest property line or any lot used by another cannabis establishment.

- 3) Hours of operation **when an establishment is open to the public** shall be limited to 8 AM to 10 PM Monday to Saturday, and 10 AM to 6 PM Sunday.
- 4) No products shall be visible from outside the facility or depicted in signage;
- 5) No products shall be consumed on the **property**;
- 6) A security plan for the facility shall be provided that includes but is not limited to appropriate exterior lighting, alarms, and video recording systems to monitor entrances, the interior and exterior of the facility, so as to discourage crime, loitering, and other nuisances, and to protect both clients and employees of the facility;
- 7) If grow lights are used at night, adequate shades shall be installed to eliminate nighttime light pollution to the extent practical. The Commission may require a lighting analysis to determine the effectiveness of the proposed shades; and
- 8) HVAC equipment shall include adequate filters to prevent the odor of cannabis from leaving the facility.

To clarify the growing of cannabis is not considered agriculture the following changes are suggested:

Modify the following definition:

Agriculture: Shall include the production of crops (excluding cannabis), the management of animals (excluding typical household pets), forestry, the harvesting of maple syrup, the cultivation of fruit trees or similar use.

Add the following language (see underlined text):

8.15.17.6.1 Limited Farm Store subject to the following:

- The store may be open between the hours of 8:00 AM and 8:00 PM;
- The store shall be confined to an area within a barn or similar structure. If new construction is proposed, a site plan application is required under Zoning Regulations Section 4 for Commission approval. The Commission may modify or waive the requirements of Sections 4.1.3, 4.1.5, 4.2.3 and 4.2.5;
- There shall be no seating provided for the public;
- The sale of alcoholic beverages and cannabis, including cannabis products, is prohibited; and
- Activities or events other than those allowed per Section 8.15.17.6.2, 8.15.17.6.3, 8.15.17.6.4, and 8.15.17.6.5 are prohibited;

- A limited farm store that does not meet the above criteria shall be considered a farm store.

8.15.17.7.1 Farm Store subject to the following:

- A Farm Store may sell agricultural products, including but not limited to, fruits, vegetables, plants, and similar items, processed foods such as preserves, pickled foods, honey, maple syrup, baked goods, animal products and similar products, and related merchandise. The majority of agricultural products sold in the Farm Store are to be grown or produced on the property where the farm is located, but may be supplemented with products that are grown or produced in Granby or other farms. Agricultural products shall not include cannabis and cannabis products. The Farm Store may provide seating for the public and tables where food and beverages may be consumed. The Farm Store may also sell alcoholic beverages that are produced on-site from products that are grown or produced on-site or on nearby farms. The farm store may also sell alcoholic beverages in accordance with the Connecticut craft café permit per Connecticut General Statutes Section 30-22d. If a farm store sells alcoholic beverages it may be considered a farm brewery, farm distillery, or farm winery and is subject to the following: The farm brewery, distillery or winery shall use an average crop not less than twenty-five per cent of a combination of grapes, fruits, hops, barley, cereal grains, honey, flowers or other fermentables grown or malted within the state of Connecticut in the manufacture of their product;