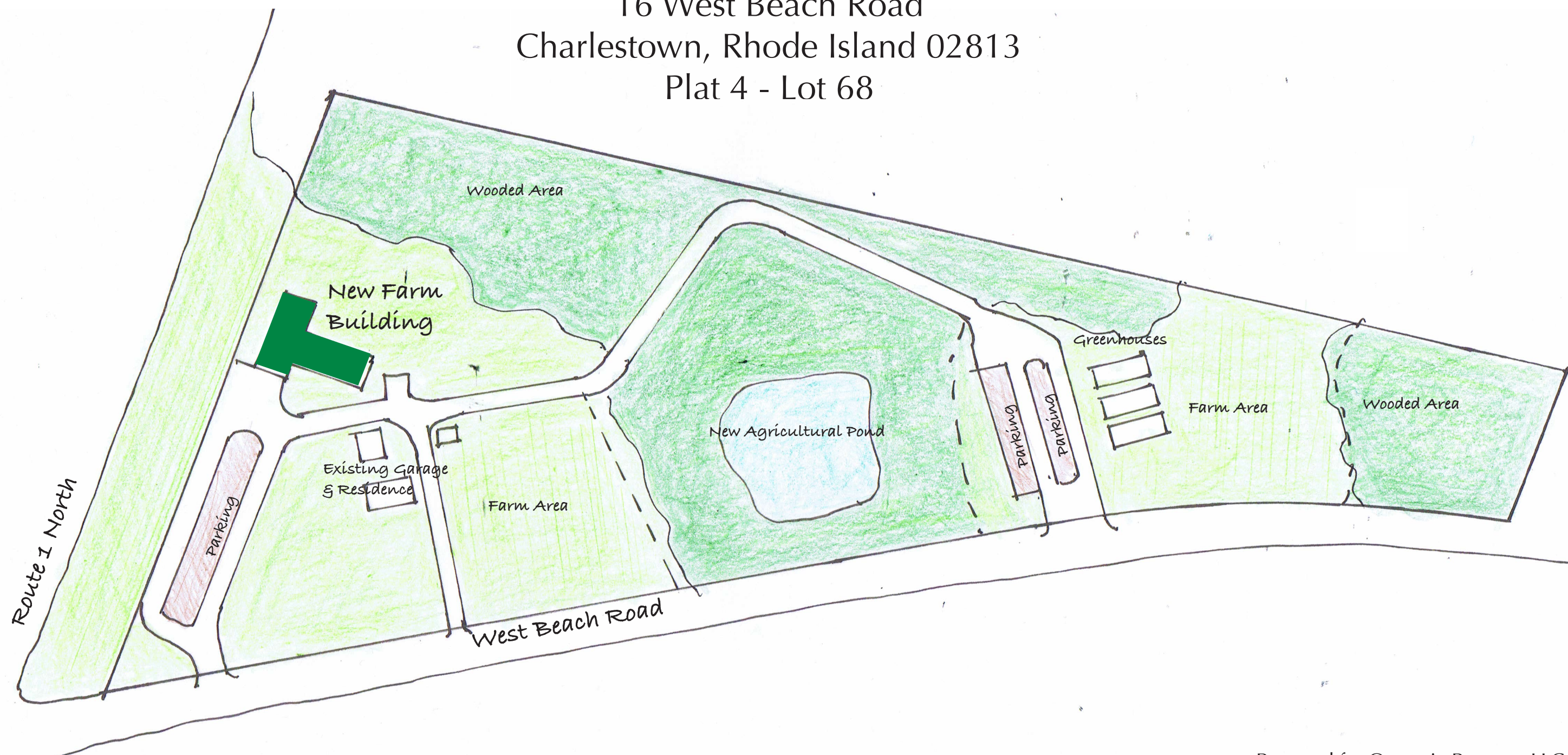


Quonnie Farms

16 West Beach Road
Charlestown, Rhode Island 02813
Plat 4 - Lot 68



Prepared for Quonnie Partners, LLC
March 12, 2018 by

OYSTER WORKS
ARCHITECTURE • DESIGN • PROJECT MANAGEMENT

QUONNIE FARMS

BREWERY, FARMSTAND and OYSTER BAR

Quonnie Farms builds on the history of the farm and farm stand located at 16 West Beach Road on the corner of Post Road (Rt 1). Quonnie Farms new facility will include a small batch brewery, and offer an expanded menu of products including fruits, vegetables, flowers, eggs, local shellfish, fresh bread and farm-brewed beer.

Quonnie Farms brewery will produce artisan beer using hops grown on the farm and will be a family friendly destination. People can buy locally grown produce, tour a working farm and brewery, slurp a dozen local oysters, and enjoy a pint of craft beer. Customers can then take home a loaf of fresh bread and a growler of their favorite pour.

Quonnie will be an environmental model both in it's stewardship of the land, and in its eco-friendly buildings and operations. We will host educational tours and make our facilities available for community events.



Quonnie Farms Tomatoes



Quonnie Farms
Greenhouse



Kat & Blake
Quonnie Farms



Farm Brewery Oregon

LOCATION

Quonnie Farms is a Rhode Island DEM designated farm area at the corner of West Beach Road and Post Road (Rt 1). The location is in a mixed commercial and residential corridor on the Post Road, west of the East West Market and Shell Station and across Post Road from the Wilcox Tavern (see zoning map on the following page.) Quonnie Farms will reflect the scale and character of the businesses in this area.



Touring the Farm



Charlestown Oysterman



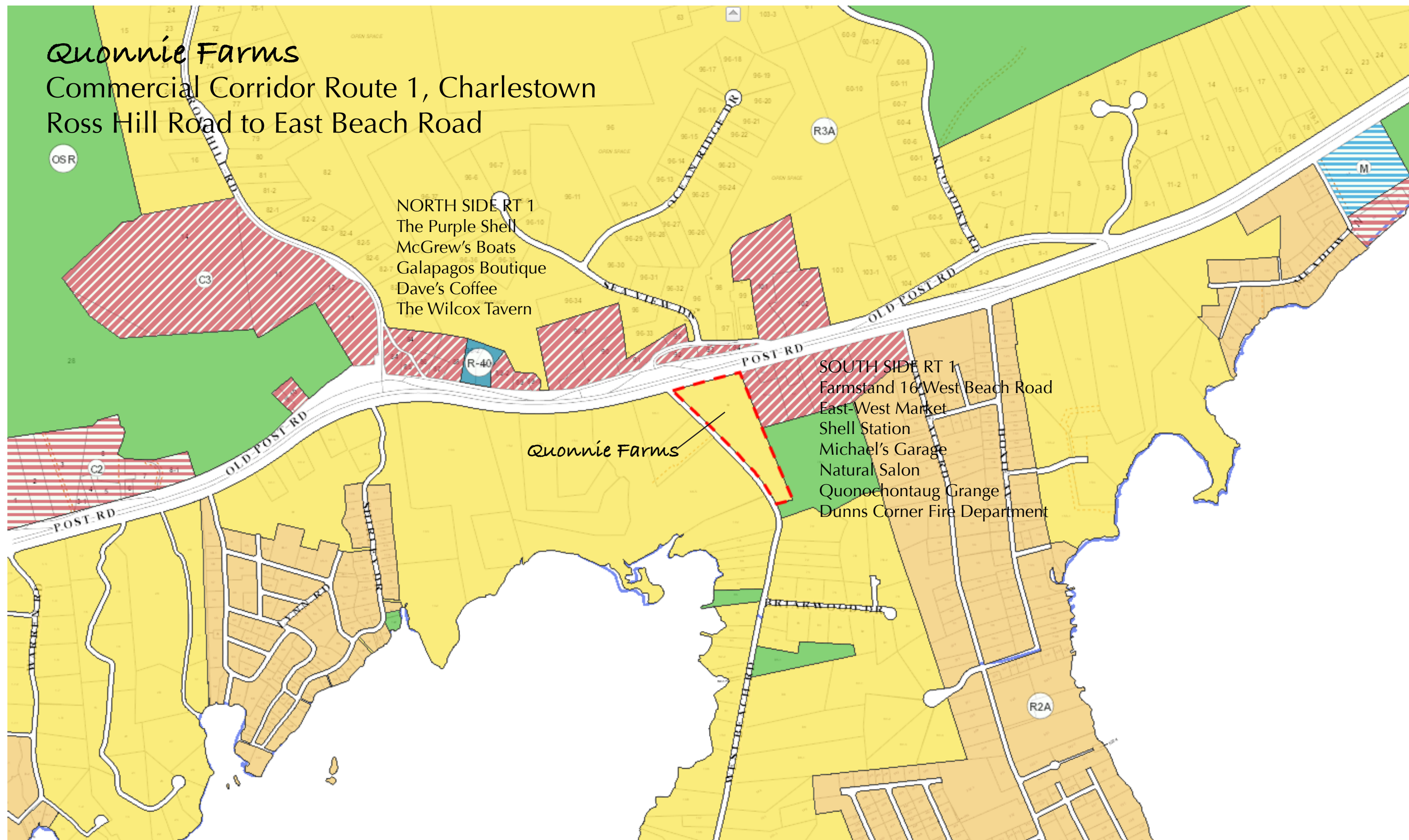
Slurping Oysters



Filling Growlers

Quonnie Farms

Commercial Corridor Route 1, Charlestown
Ross Hill Road to East Beach Road



CHARLESTOWN COMPREHENSIVE PLAN: ECONOMIC OPPORTUNITY

Quonnie Farms clearly responds to both the intent and the specific recommendations of Charlestown's Comprehensive Plan. It will increase agriculture and aquaculture use, promote tourism, and grow the local economy while protecting our natural resources and open space.

In the Economic Opportunity Chapter section "Goals, Policies, and Actions" the first action step suggested is to:

Review and amend the zoning ordinance as needed to ensure a variety of commercial activities, including mixed commercial-residential use, small scale business, and general commercial and highway commercial uses at appropriate locations, particularly along the Post Road and Old Post Road corridors.

Quonnie Farms is requesting a Zoning Ordinance Text Amendment that will include the following definition:

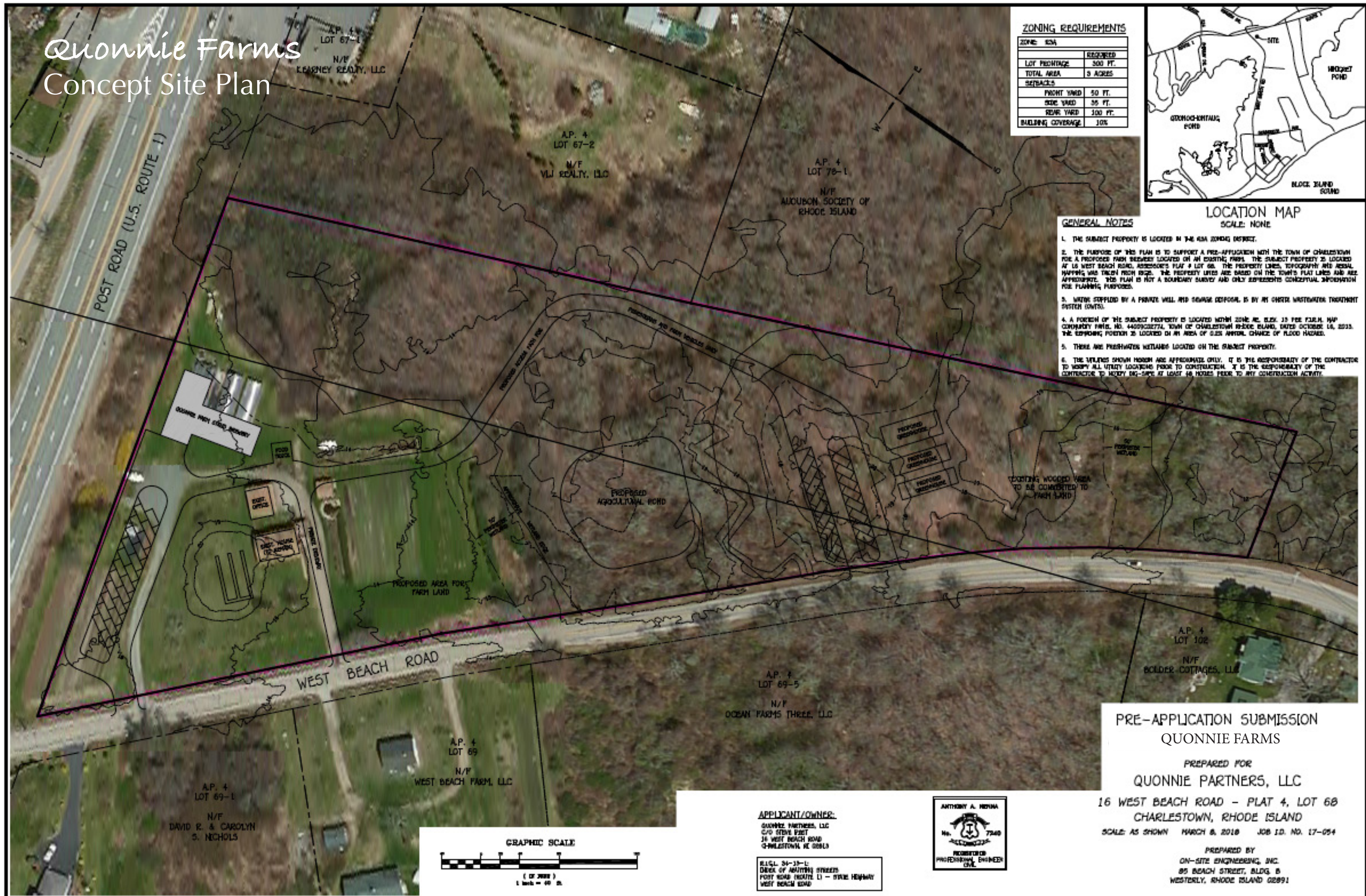
FARM BREWERY. A craft brewery that is located on a Rhode Island Department of Environmental Management designated farm of no less than five acres, that produces beer with at least one of the primary ingredients grown on site, whose annual production does not exceed 5,000 barrels, and where customers can purchase beer and prepared food for consumption on site and/or to take home, and beer can be sold to local distributors, in accordance with Rhode Island State laws.



Growing Hops:
Farm to Vats

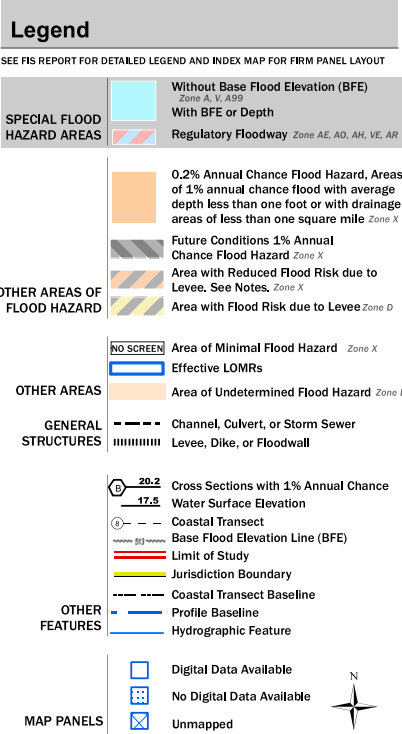
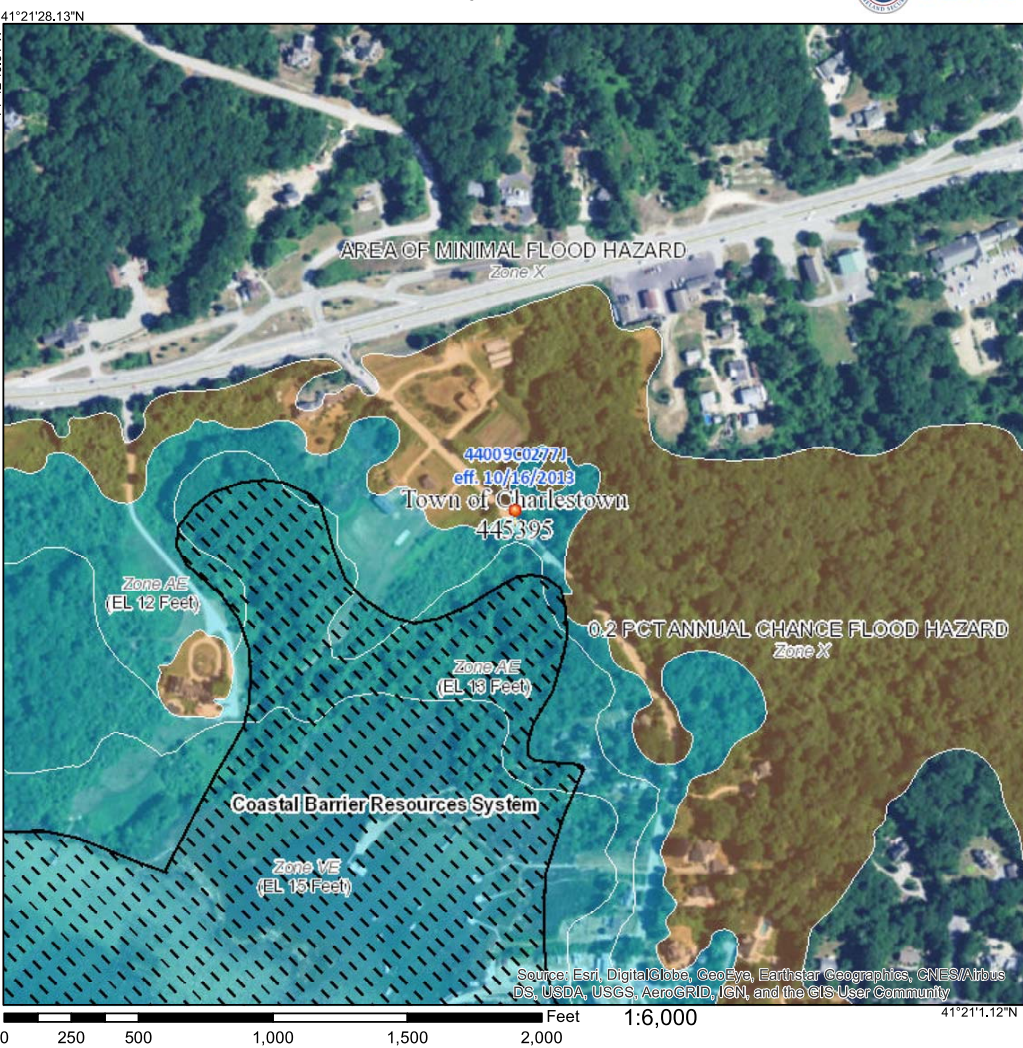


Quonnie Farms Concept Site Plan



Quonnie Farms

National Flood Hazard Layer FIRMette



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/7/2018 at 5:38:33 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRMette panel number, and FIRMette effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey

TOWN OF CHARLESTOWN**PLANNING DEPARTMENT****MEMORANDUM**

TO: Planning Commission

FROM: Jane Weidman, Town Planner

DATE: March 23, 2018

RE: Quonnie Farms – Farmstand and Brewery, Zoning Text Amendment and
Development Plan Review; Pre-Application Discussion
16 West Beach Road, Plat 4, Lot 68

Background:

The owner of 16 West Beach Road (“Quonnie Farms”), Stephen Peet, and architect Megan Moynihan of Oyster Works, came in recently to meet with me and Joe Warner about expanding the existing farm use on the property to include a brewery, with beer made from hops grown on-site, along with additional food products for their farmstand, including locally grown oysters. This proposed development requires amendments to the zoning ordinance prior to an actual application being made under the development plan review procedures.

A colorful and descriptive pre-application packet has been prepared to allow the Planning Commission to discuss the concept of adding a new use to the list of agricultural uses, and also to weigh in on the eventual proposed plan with any concerns or suggestions.

The Parcel:

Lot 68 is 8.27 acre parcel with frontage on both Route 1 and West Beach Road in the R-3A Zone. It is currently in mixed use, with a house, garage, some sheds and three greenhouses. It is an active farm stand in the summer months, as I’m sure you are all aware, selling locally grown vegetables and flowers to both travelers along Route 1 and Quonnie summer residents.

Access to the parcel is off West Beach Road with two curb cuts and a circular drive. Only the front portion, about 3 acres, is cleared and actively used; the remaining area is wooded. There are about another 3 acres of inland wetland in the center of the parcel. Part of the parcel lies in the floodplain, AE, elevation 13.

Zoning and Use Issue:

The parcel is located in an R-3A Zone, although areas around it alongside Route 1 are zoned C-3 (see zoning map in the pre-application packet).

Quonnie farms has been designated by RI DEM as a farm, meaning that it has met the state definition for purposes of enrollment in the Farm, Forest and Open Space Act, the state program for reduced property taxes on eligible parcels as a way of protecting them from development (although not permanently).

In Charlestown, agricultural uses in general are permitted in the residential districts, including a “farmstand” and a “farm supply dealer”. Those agricultural uses with a more commercial aspect, such as a kennel, nursery or greenhouse, or private stable, are allowed, but by special use (see attached zoning use table).

Charlestown currently does not have a use that describes what Quonnie Farms proposes in terms of the brewery; only a “microbrew pub” which is of course associated with a restaurant and is distinct from an agricultural use, and only allowed in the commercial zones (note that within the C-3 Zone next door, a “microbrew pub” would be allowed by right!)

Proposed Development:

The proposal is to expand the farmstand use to achieve a more active farm/commercial use in terms of both what is produced and sold, and the degree to which the site is to be actively used. The plan includes:

- A new building in the area where the greenhouses are presently that would function as the brewery and associated taproom
- Relocating the greenhouses to the southern portion of the site where a new parking area and curb cut off of West Beach Road would be constructed
- Expanding the interior roadway system to connect the fields and buildings in the front of the parcel to the lower parking area where the greenhouses would be located (note that the new section of roadway would be open only to pedestrians and farm vehicles)
- Clearing the wooded area at the very southern end of the parcel below the greenhouses to grow hops

- Possibly converting the interior wetland to an agricultural pond which would be used as a source of irrigation (water for the brewery would come from wells on the adjoining lot)

The house and garage would remain, keeping the parcel in mixed use.

Proposed Zoning Amendment:

A new use “farm brewery” is proposed and is defined as:

A craft brewery that is located on a RI Department of Environmental Management designated farm of no less than five acres, that produces beer with at least one of the primary ingredients grown on site, whose annual production does not exceed 5,000 barrels, and where customers can purchase beer and prepared food for consumption on site and/or take home, and beer can be sold to local distributors, in accordance with RI state laws.

The idea behind the suggested zoning amendment is to consider the expanded uses – the brew pub and tap room and the slurping of oysters – as accessory to the agricultural use, meaning they could only occur on a site determined to be an active farm.

Comments:

The proposed uses are subject to a number of additional regulations. The water for the brewery requires a public water source as approved by the Department of Health. Presently, any food products brought in to the farmstand (not grown on-site) would require a town-issued hawkers and peddlers license (such as that for a hot dog or taco truck). However, the direct serving of food at a permanent facility is not considered an agricultural use and is not allowed in the residential districts.

The intent of the new “farm brewery” use, therefore, is to allow the production of the beer, as well as the serving of the beer in a tap room and the sale of other food sources from outside the site – such as the oysters, but I assume could also include cheeses and other prepared foods. This new use would be allowed only on active farms.

One comment on the proposed definition of “farm brewery” is that it should probably be allowed on any parcel that is in agriculture use as defined in the zoning ordinance (see attached definitions) and not limited to farms enrolled in the FFOS program. It

should be allowed only by special use permit, and possibly only in the residential districts, R-2A and R-3A. Specific standards need to be developed – not just minimum acreage, but other site development criteria.

However, aside from the need to fine-tune the proposed zoning amendment, I believe the applicants are interested in your opinion about expanding farm uses to include a brewery and tap room, and the selling of the beer in re-useable containers (“growlers”). Under the RI Right to Farm Act the definition of “agricultural operations” includes mixed uses such as retail sales, classes, petting zoos, hay rides, etc. but gives the towns the right to regulate “non-agricultural enterprises”.

Regarding the site development concept, there are a number of issues to be addressed:

- State approvals: modifying or crossing the wetland requires DEM approval; a RIPDES permit for stormwater will be required; the parcel lies within the SAMP area so a CRMC assent is required; and a new or upgraded OWTS will also be needed.
- Limits on clearing and impervious surfaces, landscaping and screening
- Lighting and signage

Definitions in the Charlestown Zoning Ordinance:

*AGRICULTURAL LAND

Any land of five contiguous acres or larger that by reason of soil suitability or other natural characteristics is suitable for agriculture as defined in R.I. Gen. Laws § 45-22.2-4.

AGRICULTURAL OPERATIONS

218-104 (partial) The purpose of this Section is to encourage farming and agricultural operations in the Town that follow established best management practices as published by the Rhode Island Department of Environmental Management, Division of Agriculture and the United States Department of Agriculture, Natural Resource Conservation Service. It is also to encourage farming and agricultural operations in addition to principal agricultural activities conducted on the site and the retail sales of certain farm and farm-related products.

AGRICULTURE

The use of land for agricultural purposes, including farming, dairying, pasturages, apiculture, horticulture, floriculture, turf farming, and animal and poultry husbandry. Also the necessary accessory uses for packing, treating, or storing the produce, provided that the operation of any such accessory use shall be secondary to that of the normal agricultural activities on that land or premises.

Town of Charlestown

Geographic Information System (GIS)



Date Printed: 3/23/2018

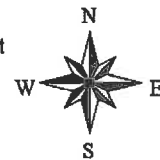


MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Charlestown and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 200 feet

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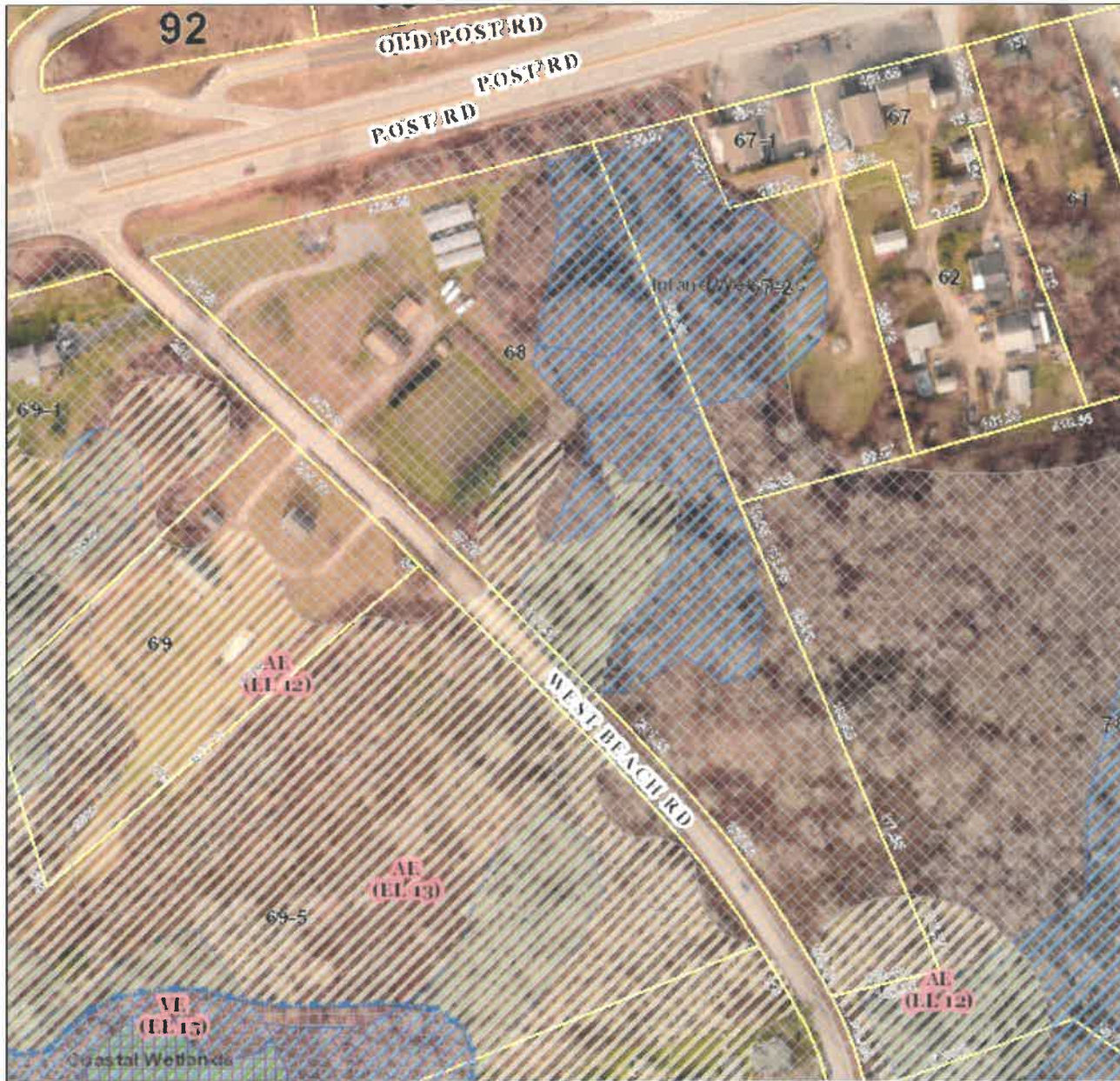
Attachment: A. Quonnie FarmsPre-AppMemotoPC.23Mar2018 (3804 : Discussion And/Or Potential Action And/Or Vote(S) Concerning: Quonnie

Town of Charlestown

Geographic Information System (GIS)



Date Printed: 3/23/2018

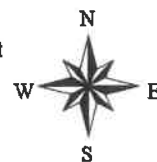


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Approximate Scale: 1 inch = 200 feet

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ZONING

218 Attachment 1

Town of Charlestown

Land Use Table

Principal Use	R-20	R-40	R-2A	R-3A	C-1	C-2	C-3	I	PD	GWP	OSR	M	TVD	Reference
Agricultural Uses														
Agricultural Accessory Use	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Agricultural Operations	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ARTICLE VI § 218-37C
Commercial Kennel			S	S	Y	Y	Y	Y				Y		ARTICLE VI § 218-37I(10)
Crop Farming	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	
Farm Retail Sales Building	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ARTICLE VI § 218-37C
Farm Stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	ARTICLE VI § 218-37C
Forestry	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Gardening	Y	Y	Y	Y	Y	Y	Y	Y	Y	U	Y	Y	Y	
Nursery and/or Greenhouse			S	S	Y	Y	Y	Y	Y	U	Y	Y		ARTICLE VI § 218-37I(29)
Private Stable			S	S					Y	U	Y	Y		ARTICLE VI § 218-37I(5)
Farm Supply Dealer	Y	Y	Y	Y										ARTICLE VI § 218-37C

NOTES:

Y = Permitted Uses

S = Special Use Permit

U = Consult underlying district

TITLE 2

Agriculture and Forestry

CHAPTER 2-23

Right to Farm

SECTION 2-23-4

§ 2-23-4. "Agricultural operations" defined.

(a) As used in this chapter, "agricultural operations" includes any commercial enterprise that has as its primary purpose horticulture, viticulture, viniculture, floriculture, forestry, stabling of horses, dairy farming, or aquaculture, or the raising of livestock, including for the production of fiber, furbearing animals, poultry, or bees, and all such other operations, uses, and activities as the director, in consultation with the chief of division of agriculture, may determine to be agriculture, or an agricultural activity, use or operation. The mixed-use of farms and farmlands for other forms of enterprise including, but not limited to, the display of antique vehicles and equipment, retail sales, tours, classes, petting, feeding and viewing of animals, hay rides, crop mazes, festivals and other special events are hereby recognized as a valuable and viable means of contributing to the preservation of agriculture.

(b) Nothing herein shall be deemed to restrict, limit, or prohibit nonagricultural operations from being undertaken on a farm except as otherwise restricted, regulated, limited, or prohibited by law, regulation, or ordinance or to affect the rights of persons to engage in other lawful nonagricultural enterprises on farms; provided, however, that the protections and rights established by this chapter shall not apply to such nonagricultural activities, uses or operations.

History of Section.

(P.L. 1982, ch. 10, § 1; P.L. 1993, ch. 151, § 1; P.L. 2004, ch. 53, § 1; P.L. 2004, ch. 178, § 1; P.L. 2007, ch. 321, § 1; P.L. 2007, ch. 408, § 1; P.L. 2014, ch. 360, § 1; P.L. 2014, ch. 406, § 1.)