



# Lower Connecticut River Valley Council of Governments

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## Regional Planning Committee

July 26, 2021

City of Middletown  
Received

JUL 26 2021

Land Use Department  
Middletown, Connecticut

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

**SUBJECT: Petitions to Amend Regulations to Allow Brewpubs in the RF District  
Middletown Planning & Zoning Commission**

Dear Mr. Devoto:

The City has submitted a petition proposing the revision of Section 61.01, Permitted Uses, to allow Brewpubs in the RF District, that in addition to being currently permitted in the B-1, B-2 and NPC Districts. These findings are presented for the consideration of the Middletown Planning & Zoning Commission at its upcoming public hearing scheduled for Wednesday, August 11, 2021.

### Findings

Staff of the RiverCOG Regional Planning Committee finds that, in general, the addition of the Brewpub use to the RF District will likely not produce any significant intermunicipal impacts to the municipality across the river, the Town of Portland. That said, the one adverse impact that can occur in this type of situation when located near or on the river is that of noise, usually produced by music. Music, if not controlled with respect to volume or times when it can be played outside of a restaurant or brewpub, has the potential to produce unacceptable intermunicipal impacts. The Middletown Planning & Zoning Commission has no doubt dealt with this possibility and should be cognizant of this issue with any future applications that may arise as a result of this new permitted use.

Thank you for submitting the petition 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](mailto:tdownes@rivercog.org).

For the Regional Planning Committee,

J. H. Torrance Downes  
Deputy Director, RiverCOG

## RiverRPC