To whom it may concern:

First and foremost, the Agriculture Commission fully supports the regulation of allowing wineries, distilleries, breweries and cideries in the town of Durham. This type of business further solidifies the Towns stance on maintaining a strong agricultural community while also looking for new avenues to improve the economic development of the town. The Ag Commission would like to offer the following recommendations in the next version of the draft regulation:

1. Motion passed to increase minimum acreage from 5 acres to 25 acres. Reasoning for increase includes the following:

   • There are approx. ~172 5-10 acres lots in Durham. This volume of eligible properties is significant enough where, the type of business this regulation is allowing, will likely cause disruption to surrounding properties/neighborhoods/other businesses. The Ag commission opinion is that, although the public and commission are accepting of this type of business in Durham, they are not accepting to the point of having this large number of eligible properties. The magnitude of eligible properties will statistically increase the risk of complaint, litigation expense, disruption to normal P&Z matters
   • 25 acres provides enough property to adequately buffer neighboring properties as well as allow this type of business (breweries, wineries, etc) to thrive (ie enough acreage for growing, production, events)
   • Future adjustments to regulation acreage requirement are significantly easier to decrease vs increase.

2. Motion passed to include discrete language related to property setbacks

   • One of the largest risks associated with this type of business will be surrounding property complaints. As such, the Ag commission feels it is necessary to make the setback language much more robust rather than stating 'setbacks may be increased'.
   • As the town continues to evolve to find ways to improve economic development we will also need to find ways to evolve the setback/buffer requirement and not rely on prior regulations.
   • Consider mandatory requirement of A2 survey

3. The following were offered as recommendations however no motions were brought forth

   • Include language related to type of music events that will be allowed (inside vs outside). Potentially put a line in similar to the Food Truck in 14.6.4 for Music events. Music events have a high likelihood of causing disruption to surrounding properties.
   • Provide more direct stance on hours of operation vs 'allowing owner to set'. The Ag commission feels this type of business needs to have a consistent set of hours for all businesses included in the regulation. Consistent hours allows for the town to easily manage the entirety vs case be case
   • Clarify language related to growing crops in conjunction with another property. The Ag commission wants to be certain that both properties, in this situation, are 'working farms'.
   • Section 2.0 Definitions: Working Farm: Change 'Crop Production' to 'Agricultural Production'
In conclusion we wanted to thank the P&Z Commission for the opportunity to provide input. Collaboration between commissions allows for a well rounded and well thought final product. The Ag commission would be more than happy to meet with P&Z to further discuss the aforementioned recommendations.

Thank you,

Durham Agricultural Commission