



Chairman Melillo read the legal notice into the record. He then said since Mr. Elpern is not present he wanted to remind the Commission of the language in Sec. 3.F.2 a.(1) & (2) of the Zoning Regulations which states the findings the Commission must make to approve a petition for a Special Permit:

*(1) the proximity of such premises or buildings will not have a detrimental effect upon any church, school, convent, or charitable institution; and,*

*(2) the location of such premises or building will not have a detrimental effect upon the immediate neighborhood concerned, due consideration having been given to the character of the surrounding neighborhood.*

Chairman Melillo said the Regulations also state the Commission can impose any conditions they feel are necessary to ensure compliance.

Attorney Mike Pease spoke in favor of this request. He said the sale of beer will be an accessory use to the grocery sales. This store does a million and a half per month in grocery sales, and they anticipate beer sales to range from five to seven thousand at most per month. They intend to devote 25 linear feet of display case and two end caps to the display and storage of the beer. It is their intent that it be purely accessory to other grocery products they sell. Mr. Haddad asked if it will be stored in refrigerated coolers. Attorney Pease said some will and some will be stored on shelves at room temperature. Mr. Jowdy asked if they would be selling single bottles of beer. Attorney Pease said that is not really allowed in grocery stores. He added that they would have no problem with a stipulation to that effect, because it is not their goal to sell single bottles. Mr. Hoo asked if they will have a recyclable facility to accept the empties. Attorney Pease said they will as they already have one for soda and water bottles. Mr. Jowdy asked if this is restricted by the distance requirements for package stores. Chairman Melillo said it is not, the distance requirement only is for package stores.

Mr. Haddad asked if they have a training program in mind. Attorney Pease said they do, it is not the same as the "TIPS" program that many restaurant chains use. He said they do intend to have an in-store training and id checking system. He added that "Trader Joes" is also his client and they have cash registers that lock once beer is scanned. The manager must come over and enter his code to allow the cashier to consider and all of their cashiers are over 18 years of age. He added that Xpect is a well established operation nationwide and they take their responsibility seriously. They have five stores in Connecticut and hundreds in the Midwest. All of the Connecticut stores are currently going for beer permits now. Mr. Oravetz asked if they have ever had any problems selling beer in any of the other states. Attorney Pease said they have not, that is something that must be disclosed in Connecticut when you apply for a liquor license. Mr. Kelly asked if all of their cashiers are bi-lingual and Attorney Pease said he did not know. Mr. Haddad asked if there is any concern about Nardelli's being right next door to this. Attorney Pease said he has done many grocery beer permits and there is no history of problems with grocery stores that sell beer being located within strip centers that also have restaurants in them. Chairman Melillo asked if the locking registers are

