

Town of Winchester
Planning Board
Minutes
2-5-18

Meeting opened: 7:00pm

Members present: Chris Rurka, Mike Doherty, Gus Ruth (V. Chair), Christy Davis, and Dean Beaman (Alt.). Brooke Sharra, Kim Carl and Herb Stephens were absent. Margaret Sharra, Land Use Administrator.

Public: Lynette & Ron Croteau, Rick Horton and Bill McGrath.

First order of business: D. Beaman is an acting member tonight. The board reviews the minutes of 12-18-17 for approval. **M. Doherty moves to approve, G. Ruth seconds. The vote is 5 yes.**

Second order of business: The board reviews an application for Site Plan submitted by Rick Horton of 215 Scotland Road to operate a beer brewing operation with a tasting room and retail. The LUA notes all abutters (3) were notified and the cards received back, notices were posted. The application includes a plot plan, building plan and a summary. The LUA suggests the board review the ordinance to confirm where this use fits. She informs them that in corresponding with her counters parts she is not sure what category this brewery fits in. This is a change of use from a home occupation to a commercial/retail operation. The board determines the applicant is manufacturing a product. According to the table of usage manufacturing is permitted in the AG district with an SE. The LUA suggests continuing with the application tonight and IF the board did consider approving they can make the approval subject to an SE from the ZBA. The board agrees.

D. Beaman moves to accept the application as complete and move into a public hearing, G. Ruth seconds. The vote is 5 yes.

Rick Horton presents his application. This is a small home based brewery of 8 months and he wants to expand into retail. He is also putting an addition onto the existing shed of 179 sf used for the manufacturing, it will now be 448 sf. He produces and delivers himself to customers. He has his state and federal licenses. This will become his full time job. He wants to keep the rural character of the area and to share the process of brewing and his property with others. He reads his summary and compliance with the standards.

D. Beaman asks, what is the threshold to be ADA compliant?

Rick, he is still determining and will be working with the building inspector for compliance.

D. Beaman, what of the by-product?

Rick, all solids go to a farmer who feeds to his animals. This is about 98% of his waste the rest goes into a compost pile.

M. Doherty, the distance from the parking to the building and porta-potty is grass, show will the handicap access it?

Rick, he mentions some of his friends are in wheelchairs and he plans to make a path from the parking to the building and porta-potties.

D. Beaman, what about lighting?

Rick, the walkways would be lighted by the existing spot light. He is not planning any change in lighting. He explains he will eventually be growing hops for his product.

D. Beaman, what of the driveway entrance?

Rick, the south entrance is the only one to be used. Has the best site distance and is not as steep as the north entrance. He also plans to move the driveway to a more southern flatter area of his property.

G. Ruth, hours of operation?

Rick, retail 7 days noon -8pm. Manufacturing is done at all hours. In the summer when it is hot he prefers working in the every early morning hours.

D. Beaman, signage?

Rick, as stated in the standards a 6sf sign with a BP from the town.

G. Ruth, do you grow hops now? Yes, some. He describes the plant.

Public: Bill McGrath asks- How much retail sales?

Rick, don't really know, maybe a dozen on the weekends. This is a small operation and he is just making it big enough to but does not want a big operation.

Bill McGrath, what is your current license?

Rick, permitted for retail and 4oz samples and a self distributor. The license is for up to 15,000 barrels (32 gallons). He is only capable of producing 200 barrels a year. He then explains how the state categorizes breweries. He must report monthly and is inspected quarterly.

G. Ruth, any employees?

Rick, maybe in the future but does not see it now, profit margin too low.

There are no other questions.

D. Beaman moves to close the hearing, M. Doherty seconds. The vote is 5 yes. 7:40pm.


The board discusses. **D. Beaman moves to approve the site plan application of Rick Horton for property at 215 Scotland Road for a manufacturing and retail brew business subject to: 1) The applicant obtaining a SE from the ZBA, 2) any additional lighting shall be down lighting, 3) operation would be 7 days a week with the hours of retail 12pm-10pm, 4) signage shall gobtain a permit, 5) dumpster shall be hidden for public view, 6) there will be a path from the parking area to the building and porta-potties sufficient for handicap access, 6) all outdoor storage shall be hidden from public view and secured, 7) the southern driveway entrance is the only driveway to be used, 8) the facility can increase in size by 100% without coming back for additional approval. M. Doherty seconds. The vote is 5 yes.**

Third order of business: The LUA informs the board that the town is applying for a grant thru Complete Streets program for the proposed sidewalk replacement on the west side on Main St. She asks for a letter of support from the board for this town improvement project.

M. Doherty so moves, G. Ruth seconds. The vote is 5 yes.

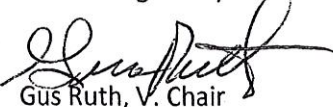
D. Beaman moves to adjourn, C. Davis seconds. The vote is 5 yes. 8pm.

Minutes respectfully submitted:

Margaret Sharra, LUA 

Minutes approved by the board on: 3/5/18

Minutes signed by:


Gus Ruth, V. Chair