

BRISTOL
ZONING BOARD OF ADJUSTMENT
June 2, 2015

APPROVED:

7/7/15__jrl_____

- AGENDA: 15SE04, SPECIAL EXCEPTION: BARRY W. WOODMAN,
 195 Peaked Hill Road, #218-004
- ATTENDING: Alan DeStefano (Chairman), Richard LaFlamme (Vice Chair),
 Larry Denton, Ashley Dolloff
- ABSENT: Lorraine Bohmiller (away)
- OTHER: Michael Capone (Town Administrator), Barry Woodman and son.

The meeting opened at 6:02 pm.

MINUTES OF APRIL 7, 2015: R. LaFlamme made a motion, second by L. Denton, to approve the minutes as read. The motion carried.

SPECIAL EXCEPTION: BARRY W. WOODMAN

Mr. DeStefano explained that we are one member short and Mr. Woodman expressed that he wished to continue. Photos of the property were passed around. It was noted that this is to be a brewery in an existing building so there are no elevation changes.

L. Denton made a MOTION, second by R. LaFlamme, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

Mr. Woodman stated that the brewery will be a ½ barrel system with tastings and to distribute 22 oz. bottles to stores. Mr. DeStefano asked about an increase in traffic. Mr. Woodman stated that this is not to be a 7-day thing so it should not be a significant increase. Mr. Denton asked about the 6 parking spots. Mr. Woodman answered that this is what is required but there is plenty of room for more. He continued to say that it is a family run business.

Mr. DeStefano noted that there was no public present. Mr. Woodman stated that he has spoken with all of his neighbors and they are all okay with it.

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WOODMAN, SPECIAL EXCEPTION continued:

The Board then addressed the criteria:

2. Specific site is appropriate location and of adequate size: The brewery will be located in a building that is not close to other residential houses. Brewing is on a small scale fitting into one 12' x 10' room. The other side of the building will be the tasting area and where growlers can be filled.
3. Will not adversely affect the character of the area: Only the inside of the building will have changes, therefore the character of the area will remain the same.
4. No nuisance or serious hazard to vehicles or pedestrians: The equipment used does not produce offensive sounds or smells. The steam vented outside will dissipate quickly outside of the building. The brewery is operated within the building and is set back from the road.
5. No undue burden on town services or facilities: The building is set back from the road on its own driveway and will not interfere with town services to the road. It will not require any additional town services.
6. No significant effect on public health, safety, and general welfare of the neighborhood: Brewing is a clean process which does not produce undesirable byproducts. The cleaners used on the equipment are all environmentally safe products. The steam created is minimal and will evaporate quickly with no residue. Waste products will be recycled whenever possible and kept within the building. The spent grain will be used for animal feed. The brewery will be locked at all times when not in operation.

Mr. DeStefano asked the size of a growler and was told it holds 32 oz. Ms. Dolloff asked how much is used for tasting and Mr. Woodman answered that they serve 4 oz. of any flavor. This is not a bar; patrons can buy and take the product away. Mr. DeStefano thought that it will change a little of the character as it goes from rural/residential to a retail sales. Ms. Dolloff stated that, at the top of the hill, folks sell honey and others have sold various things there. Mr. DeStefano agreed that it may come under agricultural products. Mr. Denton asked if the drive and parking spaces is paved and was told that it is dirt. Mr. Woodman added that they will only open a couple of days a week. Afternoons would be 3:00-6:00pm and weekends 3:00-9:00pm.

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WOODMAN SPECIAL EXCEPTION continued:

Mr. DeStefano asked if they had checked Mr. Shackett's brewery and how he is doing. Mr. Woodman stated that Mr. Shackett's business is off and on, moderate to light. This operation will be more of a hobby. Mr. Woodman also does some woodworking. Mr. Denton asked if he has a card and was told that he did. Mr. Denton then asked about the filling of bottles. Mr. Woodman explained that the first purchase is \$12.00 and after that, if they come in for a refill, it is \$6.00.

Mr. DeStefano asked about the steam in a vent and was told that it smells a little but is not bad. Mr. Denton asked how long it takes to brew. It takes all day to brew, cooking takes 2 hours, steam in an hour of boiling. Mr. Denton felt that it will create a bit more traffic. He then asked about cleaning and if they have a separate tank. Mr. Woodman stated that they have a 1000 gal. holding tank. He added that they used to rent out this building. Mr. DeStefano asked if they have animals for feeding the grain and was told that they have goats and neighbors have cows. Mr. Woodman added that they also make granola bars.

Mr. Denton felt that it might create a bit more traffic. Mr. DeStefano cautioned them that it will be their responsibility not to over-serve a patron.

L. Denton made a MOTION, second by A. Dolloff, to APPROVE THE SPECIAL EXCEPTION FOR BARRY W. WOODMAN. The motion CARRIED and Mr. DeStefano mentioned that there is a 30-day right of appeal.

Mr. Woodman stated that they use berries in some of their brew. He is applying to Federal and State and has been told that they can take up to a year to get approved.

COMMUNICATIONS:

There was a letter from the Roy's, North Main St., pertaining to a possible high retaining wall to be put in by a neighbor. The secretary explained that this is now being changed to a different plan from what she has been told.

NEW BUSINESS: Mr. LaFlamme attended the State Conference and was disappointed as it seemed to be more of taking specific questions instead of explaining overall issues.

OTHER:

Mr. DeStefano stated that our budget looks good. He then asked if there is any interest in more members for the Board. Mr. Capone answered that there has been none. He might try a Saturday a.m. meeting to try to drum up interest.

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OTHER continued:

Mr. Capone mentioned that there were about 24 folks plus administrators at the Old Town Hall meeting last Saturday. As a result, Friends of the Old Town Hall is being organized. He also said that the 79-E legislature has been adopted by the Selectmen in which tax relief of up to 5 years can be applied for (for historic buildings in the Downtown area). There is to be a public hearing on June 25th for one applicant. The tax relief means no increase in taxes/value for the time of the refurbishing of the building.

Mr. Capone added that the Selectmen are re-considering the issues in regard to the Police and Town Offices. There has been an increase in new businesses coming in, which is exciting. Bristol is #88 (out of 200+) for lowest tax rate in the State. Mr. DeStefano added that the Real Estate market is very strong right now. Houses are on the market in less time. Rentals are out of control. Mr. Capone stated that we have had a lot of volunteer activity. He mentioned the new banners and that benches for the Square are being looked into. Businesses are asking what they can do to help. Ragged Mt. is looking to partner with us for recommendations. There is a 55+ development looking into a possible 110 units. The Pemi-trail portion that is owned by the town is being looked at for development.

The secretary mentioned that the Planning Board has placed solar panels on their agenda to add to the Zoning Ordinance. Mr. Capone added that they will be looking at a new lighting process for signs, as well. He added that the Summer Town meeting is tentatively set for August 1st and we have contracted for maintenance of Kelley Park and for seasonal Beach maintenance.

With no other business before the Board, L. Denton made a motion, second by R. LaFlamme, to adjourn at 7:00 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary