

TOWN OF ASHBURNHAM
ZONING BOARD OF APPEALS MINUTES
LOWER LEVEL MEETING ROOM – TOWN HALL
December 30, 2015

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16 MAY -9 PM 3:17

TOWN CLERK'S OFFICE
ASHBURNHAM, MA 01430

Present – Chairman Dave Perry, Terry Girouard, Heather Carlisle and Mark Carlisle

Applicant Jacqueline Cullen present

Absent -Rich Archer, Ken Mullen

1. David Perry opens hearing 15-05 at 7:15 PM
 - Dave explains moving forward with a 4- member board (decision must be unanimous with 4).
 - Applicant agrees to proceed with a 4 member board.
2. Jacqueline Cullen explains that she wants to open a small craft brewery for distribution in their home. Making beer and maple syrup. Notes that this will be not be open to the public. Applicant presents exhibits 1-4 to demonstrate the brewing operation.
 - a. There are No outward appearance changes to the property.
 - b. The system makes (1 Batch = 31 gallons of beer)
 - c. Would want to do 496-1984 gallons per year. Willing to agree to no more than 1984 gallons per year.
3. Mark Carlisle asks about weight of ingredients to be delivered in concern about delivery trucks on road.
 - a. Jacqueline stated that the only deliveries needed would be from UPS / Fed Ex
4. Mark asks about getting product out.
 - a. Jacqueline states that all product would be delivered in her own vehicle (cans and small kegs)
5. Jacqueline Cullen states that she wants to test the local market, start small and if successful expand to another location in Ashburnham, her goal is to stay in Ashburnham.
 - Jacqueline has met with BOH, and is working with them to use an environmentally safe tank with regular pumping because yeast is a prohibited waste.
6. Dave asked about Maple Syrup.
 - They do not produce the syrup; it is purchased and then aged in bourbon barrels.
7. Mark asked about water usage.
 - Jacqueline stated that yes it is well water which is needed for the process.
 - BOH has approved the application and is just pending conditions.
8. Dave discusses that even with approval from ZBA she may need additional approvals from other departments like Fire etc.
9. Terry asked about Signage.
 - Jacqueline states there will be no signage, and by products to be donating grain to local farms and bakers.
10. Terry also asked about the license (from the state) that Jacqueline requested.
 - The request from the State was for 5000 gallons; Terry asked if that was the correct amount.

- Jacqueline stated that she figures that 2000 gallons is the max that they would be able to do.

11. Dave Perry notes that they have heard from BOH but asks if there are any additional people who want to speak up.
12. Richie Wright states his support.
13. Ryan McGuane states his support.
14. Dave explains the process of deliberation etc.
15. Mark makes motion to close the hearing at 7:55, Terry seconds.
16. Mark makes a motion to enter into deliberations, Dave seconds, all agree.
17. After deliberation, Mark makes a motion that no Variance is required under 3.22 (j).
18. Dave seconds motion and puts finding to a vote.
19. Unanimous. All agree that no Variance is required.
20. Mark makes a motion to adjourn at 8:25, all agree.

Meeting adjourned at 8:25

Respectfully submitted,

Heather Carlisle