

Town of Swanzey, New Hampshire
Swanzey Planning Board
Meeting Minutes – April 11, 2013

Note: Minutes are not final until reviewed and approved by the Board. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Board.

The regular meeting of the Swanzey Planning Board was called to order at 6.00 p.m. by Chair Glenn Page. Members present: Scott Self, June Fuerderer, Jeff Goller, Gus Lerandeau, and Alternate Jane Johnson. Jane Johnson was seated for Joe Smith. The roll call and agenda for the meeting was read by Chair Page. Selectman's Representative Nancy Carlson also attended.

Absent: Bob Audette, Joe Smith

Others Present: Town Planner Sara Carbonneau, Resident Don Skiba, and Timothy Carrier and several other residents of the Town.

Minutes: Minutes from March 14, 2013 were reviewed. **Motion** by Fuerderer to accept the minutes as distributed. Seconded by Goller, with all in favor. Carlson abstained. **Motion passed.**

Regional Impact: Board members considered whether any items on the agenda could be construed as having the potential for regional impact. **Motion** by Fuerderer that no items on the agenda could be reasonably construed as having the potential for regional impact. Second by Self, no further discussion, and all were in favor of the motion. **Motion passed.**

PUBLIC HEARINGS

Public Hearing RSA 676:4 – Multi-Tenant Application – Freedom Brewers, LLC/Timothy Carrier

Chair Page opened the public hearing at 6:03 p.m. to review the application submitted by Freedom Brewers, LLC/Timothy Carrier. The Applicant wishes to use a portion of the premises situated at 209 Flat Roof Mill Road for a nano-brewery business. The property is shown at Tax Map 14, Lot 22 situated in the Business District. The property is owned by K&P Properties, LLC.

At the opening of the Public Hearing June Fuerderer stepped down from the meeting to join the residents in the audience since she is an abutter of the property under discussion. Timothy Carrier summarized for the committee the plan for the nano-brewery at the site. He stated that the goal for the business is to produce beer and distribute it to stores. The business will be using approximately 2000 sq. feet in the front of the building which faces the road. He pointed out that the business does involve a small amount of retail. Tours of the brewery would be conducted on Saturdays followed by a retail operation after a tour.

Goller asked about how a nano-brewery is different from a brewery like the Elm City Brewery in Keene, New Hampshire. Carrier explained that a nano-brewery is specific to New Hampshire regulations. Thirty-one (31) gallons equals one barrel and a nano-brewery may produce up to 2000 barrels based on those regulations. New Hampshire will provide a limited license which allows sales at farmer's markets. The idea is for the State to encourage small start-up business in the State. Carrier said that Elm City Brewery is considered a Brew Pub which has a restaurant and may produce up to 2500 barrels. Lerandeau asked if any renovations to the building that Carrier is proposing to use for the business would be required. Carrier responded that some minor renovation will need to be done. Self asked about water usage for the business. Carrier responded that most of the water the business will require will go into the product. He said septic flow output will be mostly for cleaning small parts. Self pointed out that this type of operation can put stress on the septic system. Carrier pointed out that there will be fewer people using the facility than the septic system had supported in the past and that the sanitizing products they will be using are advertised to have positive effects on a septic system. Self mentioned that the business should be careful to monitor the septic system. Self also raised the subject of spent grain which is a by-product of producing beer. Carrier said he will be looking to pass along grain to farmers in the area to use as feed.

Julie Carrier spoke about dog treats that can be made of spent beer grains. Self said to keep in mind that spent grain should not be dumped in a big pile out back of the building. Carrier said the he wants to find someone to use it and if he can find folks who can use it for feed, he will give it away.

Page asked if there were questions from abutting property owners. June Fuerderer asked Carrier how many employees he plans to have and Carrier said four.

Brad Howe spoke and said that this endeavor could be a stepping stone for something like what was recommended for Homestead Woolen Mills (at the Plan NH Charrette held in November of 2012).

Bill Hutwelker spoke on behalf of the owners of the building and asked that the Board make any application approval non-specific to a particular part of the building in case some other part of the building might be better utilized while restricting the business to 2000 square feet.

Page asked for more questions and there were none. Public Hearing closed at 6:15 p.m.

Self made a **motion** to approve the application assuming approval from Federal and State licensing, and FDA and local health code enforcement, with stipulation that a maximum of 2000 square feet be utilized in whatever part of the building as required, was seconded by Lerandeau, and all were in favor. **Motion passed.**

DISCUSSIONS/OTHER BUSINESS

Proposed Use(s) of Cheshire Fair property (Map 19, Lot 94)

Jori Johnson, General Manager of the Cheshire Fair passed out to members of the committee 3-ring binders containing materials for study of the proposed garden spaces. She summarized the materials therein, proposing eight garden spaces for the property. Each garden had its own section in the binder.

The Cheshire Fair takes up five days of the year. The idea is to utilize the Fairground property for the rest of the year to help educate the public. With greenhouses, she felt she could teach the public how to grow produce year round. While no greenhouse is proposed for this year, Johnson said she hopes to be able to have one in 2014 so no structures are proposed for now. In addition to the gardens, she is proposing a roadside farm stand. Long term goal includes a chicken coop and free range chickens. In the shorter term, she proposes multiple demonstration gardens, and a six (6) foot by eight (8) foot farm stand, more than 30 feet from the road, by converting an existing building on the site. The building is less than 100 square feet. She noted that if her crop doesn't sell within 3 days, it would be donated to a kitchen in Swanzey (Gert's Pantry is the likely kitchen). All the produce would be sold at the farm stand and nowhere else. Carlson asked if Johnson is working with the Extension Service. Johnson said she was.

Page pointed out that what Johnson is proposing does not require approval from the Planning Board. However, he noted that when the proposed hoop house is to be built, then Johnson will need to come back before the Board with the plans. Page offered his good wishes for success with her project and Johnson left the meeting.

Election of Alternate Member

Page spoke to Donald Skiba who had submitted an application to join the Board as an Alternate member. Page asked Skiba with some humor if he was interested and willing to take some abuse. Skiba said that he was. Lerandeau **moved** to accept the application of Donald Skiba to serve as an Alternate member of the Planning Board, seconded by Fuerderer, no further of discussion, all were in favor.

Motion passed. Carbonneau mentioned to Skiba that he will need to get sworn in before he can officially serve on the committee.

Zoning Ordinance - amended as of March 2013

Carbonneau passed out copies to the Board for their review.

Amendment to Rules of Procedure

Rules of procedures were signed by the board and collected by Carbonneau.

Discussion re Construction Details, Construction Procedures Manual, and Road Acceptance Policy

Carbonneau provided an edited version of the document and asked members to review it one more time for any tweaks that might be necessary.

Master Plan – Review of Utilities Section

Decision was made to postpone review until next meeting.

Other Business as may be required.

-Carbonneau told the Board that April 29, 2013 is the planned dedication of the Rail Trail.

-Carbonneau also relayed to the Board that May 11, 2013 is a Office Energy and Planning (OEP) daylong meeting (\$60 cost) which is being held in Manchester, NH and if any member is interested in attending that session, the Board of Selectmen might be willing to pay for the event out of training funds.

Motion by Lerandeau to adjourn, seconded by Carlson, with all in favor. **Motion passed.**

Adjournment at 6:34 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Beverly Bernard". The signature is written in a cursive, flowing style with a large initial "B".

Beverly Bernard, Recording Secretary