

TOWN OF HAMPDEN
MASSACHUSETTS



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Joseph Dolben
Cornelius Flynn
John Matthews
Judge Robert Howarth
James Quackenbush

HAMPDEN PLANNING BOARD
PUBLIC HEARING MINUTES/DAVID BUEL
Wednesday, February 8, 2012
Town House

Approved 2/22/12

Mr. Flynn opened the Public Hearing at 7:04 PM.

The Hearing was scheduled on the application of David Buel for a (Special Permit 7.122 Professional Office or Customary Home Occupation use in an accessory structure) to approve a very small volume brew operation in garage at 25 Mill Road for market survey - limited production for local establishments in keg form only with no immediate intentions for sale to the general public or retail.

Members Present: Cornelius Flynn, Chair; John Matthews, Joseph Dolben, Judge Robert Howarth and James Quackenbush

Introduction of Board Members: Mr. Flynn introduced the Planning Board members.

Statement of Authority: Mr. Flynn read the Statement of Authority.

Legal Notice: The Legal Notice was read by Mr. Flynn.

Reports from Other Agencies: The Tax Collector reported that the account is current. The Board of Health reported it has no jurisdiction on this and is governed by the ABCC. The Fire Department, The Historical Commission, and the Building Inspector reported they have no issue with this application.

Applicant's Presentation/Board Questions: Mr. David Buel presented his proposal to the Board. He explained that both he and Mr. David Avery are home brewers and would like to sell their product at local establishments in keg form for a market survey. They currently brew in Mr. Buel's garage at 25 Mill Road.

Mr. Flynn asked what is used to heat the water. Mr. Buel indicated he uses a propane heater. Mr. Buel indicated he will make 5 gallon batches. He will produce no more than 30 gallons every two weeks, and this is a very easy process. No chemicals are involved, just household cleaning products. Mr. Buel indicated that the grain will be bought in bulk. Mr. Flynn asked what he will do with the waste, and Mr. Buel explained it will be composted on his property. He estimates about 1-2 yards of waste in one year.

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Mr. Quackenbush asked if this process gives off any smell or noise. Mr. Buel explained there may be a sweet smell and there is no noise as it is just like using a gas grill.

Audience Questions/Comments: None.

Decision: Mr. Dolben made a motion to approve the Special Permit subject to the following conditions:

1. Hours of Operation are limited to no later than 11 p.m. Monday through Sunday.
2. All materials will be stored in garage located at 25 Mill Road.
3. No signs are permitted on premises.
4. This Special Permit will be reviewed by the Board in two (2) years, and the applicant agrees to meet with the board upon receipt of any abutter complaints in order to mitigate the circumstances.
5. Expected to produce no more than 30 gallons every two weeks.

Judge Howarth seconded the motion. All in favor so approved.

Judge Howarth made a motion to close the Public Hearing at 7:34 PM. Mr. Matthews seconded the motion. The vote was unanimous.

Submitted by: Joanne Fiore, Clerk