

Board of Adjustment  
August 26, 2014  
Meeting Minutes

Board Members: Brenda Tillberg, Kevin Brown, Ted Desmond, Ron Kowalski, Paul Jackman, Carol Clauss

Others Present: Eric Forand (Zoning Administrator)

Public: Kevin and Patty Hanson

Kevin called the meeting to order at 7:38pm

**The Bristol Zoning Board of Adjustments will hold a hearing on August 26, 2014 at the Town Offices located at 1 South Street beginning at 7:30 P.M. to consider the appeal of zoning permit #14-50, Kevin Hanson (Parcel #22-51-30), requesting a home occupation permit for a 1.5 barrel brewery.**

Kevin swore in Kevin and Patty

Kevin Hanson explained his request to start a 1.5 barrel home brewery. He stated he would want to brew and sell the product from the barn currently located behind his house. Kevin Hanson would limit sales through subscriptions. He would limit the sales of subscription to 250. He would not have a limit on what he could brew. Kevin stated that 1.5 barrels is 46 gallons. He stated that it takes about 6-8 hours to brew 1.5 barrels, so he could brew two batches a day. Kevin explained the 1.5 barrels was just the size of the batch, after it is brewed it is moved to other vessels and another batch could be brewed. There would be no limit to the amount a subscriber could pick up at one time. He has not verified that his septic could handle the new load. He stated that he would dispose of used grain to local farmers.

The Board asked Kevin about the retail portion of the Home Occupation. Kevin stated he felt that the retail was a minor portion and that the brewing was the major portion of the home occupation. He stated he felt he could do brewery without the onsite retail sales if the ZBA required it.

Kevin made a motion to move to deliberative session. 5 in favor 1 against (Brenda).

The deliberative session was tabled to allow Sue Kavanagh from the Planning Commission address the Board.

Sue Kavanagh made a presentation about what the Planning Commission (PC) has been doing for the past several years. She discussed the process the PC was using to work their way through the by-laws. Sue was looking for comments and suggestion on the current re-write of the Zoning By-laws. Board will bring comments and suggestions to their next meeting September 9<sup>th</sup>.

Deliberative session was re-opened.

Kevin made a motion to deny permit #14-50 because it involved retail sales which were not a minor portion of its operations, seconded by Ted. 5 in favor, 0 against, 1 abstaining (Ted).

Kevin made a motion to not exclude home brewery from the definition of home occupation, seconded by Carol. 3 in favor, 2 against (Kevin, Paul), 1 abstaining (Ted). No action was taken.

Ron made a motion to accept the minutes from the July 22, 2014 meeting as amended, seconded by Paul. All were in favor (5-0). Carol was not present at the July 22<sup>nd</sup> meeting.

Meeting Adjourned 9:15 pm