

**SOMERSWORTH SITE REVIEW TECHNICAL COMMITTEE
MINUTES OF MEETING
OCTOBER 10, 2018**

MEMBERS PRESENT: Shanna B. Saunders, Chair, Keith Hoyle, Mike Bobinsky, Paul Robidas and Scott McGlynn.
MEMBERS ABSENT: Tim McLin and Tim Metivier.
STAFF PRESENT: Tracy Gora, Planning Secretary.
OTHERS PRESENT: None.

The meeting was called to order at 10:30 am.

1) Approval of meeting minutes.

There were no minutes available to be voted on today.

2) **OLD BUSINESS**

A) Any old business that may come before the Committee.
None.

2) **NEW BUSINESS**

A) Patrick Kelly is seeking site plan approval for a craft brewery and restaurant on property located at 8 Somersworth Plaza, in the Business (B) District, Assessor's Map 10, Lot 167A, SITE #05-2018.

Sean Kelly, on behalf of his brother Patrick Kelly addressed the Committee and stated that they are looking for a change of use from retail to factory/mixed use/assembly. Stated that they were originally looking at the unit that the existing liquor store is in but they have moved a few doors down to the former Care Pharmacy unit. Stated that they are looking to open a micro-brewery that is consistent with what is out there now. Stated that he feels that it is a good use for this location and that the footprint is ideal. Stated that they are hoping to be in there by April/May. Stated that they are hoping to be similar to Stone Face Brewery or Great Rhythm Brewery.

Saunders stated that 2600 square feet of the space will be for the brewery and 1400 square feet will be for the tasting room.

Kelly stated that they are not looking to have a full menu but to offer brick oven pizza. Stated that they want their food offering to compliment the craft beer.

Bobinsky asked about water usage.

Kelly stated that water and sewer will be minimal for the first year or two but hoping for four to five thousand barrels in year three or four. Stated that a barrel is 31 gallons. Stated that they will have a minimal impact the first year or two.

Bobinsky asked about waste and the spend grains being moved off site.

Kelly stated that they will try not to throw them away but give to local farmers. Stated that the grains would be hauled with trucks.

Bobinsky stated that they will have to apply for a water/sewer change of use which will look at the use and growth projections.

Kelly stated that they will work close with the City and try to find ways to recoup waste so it doesn't go into the system.

Bobinsky suggested that Kelly reach out to Jamie Wood, the lead Waste Water Treatment Operator.

Kelly stated that they first need to see if the use is acceptable for the building, then move forward.

McGlynn suggested that the applicant start the application process soon to get things moving right along. Asked if the unit is sprinklered.

Kelly stated that it is not.

McGlynn stated that supply line will need to be on the application. Stated that the domestic and fire lines need to be separate.

Saunders asked if the sprinkler will be for the entire unit.

Hoyle replied yes.

Robidas asked if they are planning on having a rear brick oven for the pizza.

Kelly stated that the plan is to fuel with wood. Stated that there are currently no planned changes to the outside of the building. Stated that the City owns the façade.

Saunders stated that this is the first SRTC meeting for this applicant and discussed resubmitting for final approval. Stated that they will also need a sign permit application, although it is not part of this process. Stated that Metivier couldn't attend to day but asked about the height of the brew tanks and asked if the ceilings will need to be altered to fit them.

Kelly stated that they have an engineer looking at the structure and taking core samples. Stated that they don't think there will need to be any changes.

Saunders stated that they applicant can submit by October 22 to have a public hearing at the November 7 SRTC meeting. Stated that she doesn't think this application needs to go before the Planning Board and can be acted on by the SRTC.

B) Any other new business that may come before the Committee.

None.

Motion: Robidas moved to adjourn the meeting.
Seconded by Hoyle. Motion carried unanimously.
Meeting adjourned at 10:46 am.

Respectively submitted:



Tracy Gora, Planning Secretary
Site Review Technical Committee