



# TOWN OF HOLDEN

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## ZONING BOARD OF APPEALS MEETING, APRIL 25, 2019

**Seven Saws Brewing, LLC**

**Case No. V-1902**

The Zoning Board of Appeals held a meeting on Thursday, April 25, 2019 at 7:20 p.m. in the Holden Senior Center for Seven Saws Brewing for a Variance to allow multiple buildings on one lot in the Industrial Zoning District and to utilize the proposed building as a brewery and tap room for property located at 110 Industrial Drive.

Members in attendance: J. Deignan, F. Lonardo, R. Butler, (1st Alternate), and D. George (2<sup>nd</sup> Alternate)

Others in attendance: D. Lindberg – Building Commissioner, P. Harding – Director, Planning & Development, C. Perkins – Secretary, R. Lavigne – 129 Cannon Rd, T. Anderson, 23 Holly Circle, M. Goodale – 11 Homestead Rd, T. Milliken – 222 Highland St, P. Mulroy – 125 Chapin Rd, J. Mahaney – 110 Industrial Dr, B. Mansfield – 81 Winthrop Lane, L. & D. Peterson – 37 Steppingstone Dr, T. Mulroy – 120 Harris St

J. Deignan reviewed the procedures for the hearing and the secretary read the application and the findings of fact. The secretary continued with the reading of a memo received from the Department of Public Works, dated April 23, 2019, stating that granting of the variance will have no impact to the public infrastructure also noting that the application was not reviewed with respect to the water and sewer utility connections. The applicant should note that a separate water connection/service line shall be installed for the proposed building.

J. Deignan stated to the applicant that due to only four (4) members sitting on the board that evening, and needing a unanimous vote for approval, the applicant can either proceed with the hearing as usual or they can ask the Board for a continuance to meet next month when five (5) or more members are present. The petitioner agreed to present their case that evening with a four (4) member board. J. Deignan then invited the petitioner to address the board.

T. Milliken provided the Board with a brief history on the mission of Seven Saws Brewing that started two (2) years ago with himself and three (3) friends, P. Mulroy, T. Anderson and T. Mulroy whom all reside in Holden. They worked diligently with the Town of Holden officials who were in full support of their mission, and have since opened a small taproom located at 1148 Main St. T. Anderson stated they are appearing before the board with the request to build additional buildings in the Industrial Zoning District in order to produce and sell more product in a larger space.

P. Mulroy stated they met with John Mahaney of Inner-Tite Corporation located at 110 Industrial Dr. to discuss the potential open land to build a 7,500 square foot building to use as a brewery/taproom as well as a covered pavilion for a 3<sup>rd</sup> building on the parcel. Seven Saws will have approximately 80% production and 20% taproom with no food production but may have a food truck on the premises. J. Mahaney was open to the project and has agreed to sign a lease with Seven Saws for thirty (30) years if approved. P. Mulroy stated

community focus is very important to them and in order to be good neighbors they called every owner/tenant on Industrial Drive to set up a special meeting to discuss these potential plans and to get any feedback. There were no concerns from the neighbors on Industrial Drive and were pleased that there would be some activity during the non-regular business hours for protection purposes. Seven Saws will have approximately 200 seats total; 160 seats indoor and 40 seats outdoors; and one parking space for every 4 patrons. D. Lindberg stated that those numbers meet the building code requirement. F. Lonardo stated that it is best to ask for more parking spaces than you need.

R. Butler asked for more details on the food truck expectations. The petitioner stated they will have no more than one food truck at a time, which will be permitted with the Town of Holden, and will park in an area that will have no impact on the space.

F. Lonardo asked if there are any thoughts of expansion in the future for a restaurant. P. Mulroy stated that their current method is Bring Your Own Food (BYOF) and there is no expectation what-so-ever to open a restaurant as this is not their passion, the production of beer is their passion.

J. Deignan asked if there will be retail sales and T. Anderson answered yes, they will sell growlers and cans of beer. J. Deignan then opened the hearing up for public comment.

R. Lavigne, Town of Holden Board of Selectmen, stated the Town Manager has been working diligently to help Seven Saws find a place to expand to keep them in Holden. They have been an excellent asset to Holden, are invested, and want to give back to the community.

B. Mansfield of 81 Winthrop Lane stated she is an abutter to Seven Saws Brewing on Main Street. She has no complaints and said they are very considerate people and excellent neighbors.

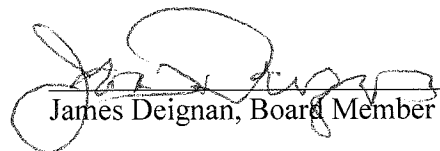
There were no more comments from the abutters and the petitioner presented a summation stating they are all very passionate about the production of beer and serving the community. Their hope is for the board to support their request for a variance.

The board members had no further questions or comments. J. Deignan thanked everyone and provided a review of the appeal period.

F. Lonardo made a motion to vote and D. George seconded. The Board unanimously voted 4-0 with the following conditions:

1. Hours of operation for taproom and outside covered pavilion are 11:00 a.m. – 11:00 p.m. including deliveries
2. The hours of operation are to be reviewed one year from commencement of operation

The hearing was closed at 8:25 p.m.

  
James Deignan, Board Member