MORRISTOWN/MORRISVILLE
DEVELOPMENT REVIEW BOARD
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Minutes of March 12, 1998

Members Present: Rich Furlong, Gary Nolan, Tom Bjerke, and Sam Guy.

Members Absent: Paul Trudell, Tom Paine, and David Silverman.

Guest: Todd Shonio, Kimberly Telesco, Steve Demeritt, Harold Shonio, Donald Blake, James Cadieux, and Jeff Emerson

The meeting was called to order at 8:00 PM. by Gary Nolan, Chair..

WARNED HEARING, BLAKE EMERSON HOLDINGS, MASTER PLAN OF THE BUILDING AND KROSS BREWERY, WABUN AVENUE SITE PLAN APPROVAL

Gary opened the hearing and gave an overview of the application. The application is to be reviewed under Sections 230-223.a, 450-453, and 500-503.4 of the Morrisville Zoning Bylaws.

Gary administered the sworn oath to Donald Blake and James Cadieux

Mr. Blake gave an overview of the proposed project. Mr. Blake and Mr. Emerson purchased the old Cabot Creamery building on Wabun Avenue. They have or are in the process of upgrading, the water service, electrical service, sewer, and floor drains. They have removed most of the mechanical equipment and piping associated with the old creamery. The building is being divided into sections. Glenn Waller has a wood working shop in one portion, Mr. Blake and Mr. Emerson each have a storage space, a work shop and an office, Kross Brewery will be in the remainder of the space on the first floor for their micro brewery and the apartment will be kept that is on the second floor. The existing parking is adequite at this time and they have addition space that can be used for parking. No new landscaping is planned and as much of the existing vegetation that can be saved will be.

Mr. Cadieux gave an overview of the brewery. It will begin as a 15 barrel operation that will produce about 240 gallons of beer each week. They will likely have a small cube van to deliver the beer, if this is not practical then they may have someone handling the deliveries. The BATF has been through brewery section.

Rich asked if a special security system is required.

Mr. Cadieux said that they would have a security system for the brewery and that BATF would have to approve it.

Tom made a motion to approve the application with our standard conditions.
Rich seconded the motion and it passed unanimously.

Other Business:

Gary, Rich and Tom B. had an informal discussion with Todd Shonio on moving his business to his father's house. The Board will conduct a site walk at 6:30 PM on April 9th.

Gary asked Ken to send a reminder to the DRB members to call both Ken and Gary as soon as possible if you are not going to make a hearing, so that alternates may be found.

Ida Mae Anderson resigned as a DRB alternate.

Rich made a motion to adjourned at 9:15 PM.
Sam seconded the motion and it passed unanimously.

Respectfully submitted,

Kenneth J. Sweetser, Scribe.