

**Ashland Planning Board Meeting  
Minutes  
July 2, 2014  
Ashland Elementary School Library**

**Members Present:** Cheryl Cox, Fran Newton, Gordon McCormack Jr,  
Liz Cody, Miriam Brown (alternate non-voting)

**Members Absent:** Susan MacLeod (with notice)

**Others Present:** Eli Badger, David Toth, Norm DeWolfe, Kathy DeWolfe  
David Page

The meeting was called to order at 7:00 pm by Vice Chairperson Cheryl Cox.

**Disposition of Minutes**

**May 28, 2014 – A motion was made (Fran Newton) and seconded (Liz Cody) to approve the minutes of May 28, 2014. The vote was 4-0 in the affirmative.**

**June 4, 2014 – A motion was made (Fran Newton) and seconded (Liz Cody) to approve the minutes of June 4, 2014. The vote was 4-0 in the affirmative.**

**June 25, 2014 – A motion was made (Fran Newton) and seconded (Liz Cody) to approve the minutes of June 25, 2014. The vote was 4-0 in the affirmative.**

**OLD BUSINESS**

**Case 2013-02 Walsh Trust Condominumization: Status**

There has been no additional progress.

**NEW BUSINESS**

**Site Plan Application: David Page for Nano-Brewery, Lot 018-001-010**

Updated copies of the site plan were received based on review of the application from the previous meeting. Return cards were received from five of the seven abutters. The site plan was checked against the site plan check list.

Mr. Page was reminded to set up the fire/safety inspection with Steve Heath as soon as he is equipped and ready to go. He anticipates no problems with the concrete building/floors/walls. It was noted that any approval will be pending Steve Heath's inspection.

Mr. Page will eventually have a sign, which will require a permit from the Building Inspector.

It will take about 3-4 months to become operational, because of the state and federal permitting process. Mr. Page's nano-brewery license (about \$240) allows no more than 2000 barrels per year (barrel = 31 gallons). Any higher production would require a microbrewery license (about \$1700).

The White Mountain Brewing Company will make four brews (IPA, pale ale, porter, pilsner) which will be hand-bottled. There will be a tasting room at the brewery. Equipment to be added includes a kettle, hot water tank, mash ton, fermenters, and a walk-in cooler.

Mr. Page is renting the building and will be the sole employee.

**The motion was made (Fran Newton) and seconded (Liz Cody) to approve the site plan application as complete. The vote was 4-0 in the affirmative.**

This is a re-use of an existing structure. The letter approving Mr. Page as the agent of the property owner is included in the application.

No abutters were present. No additional comments about the application were received from the public.

**The motion was made (Fran Newton) and seconded (Gordon McCormack Jr.) to approve the site plan as presented. The vote was 4-0 in the affirmative.**

Three copies of the site plan were signed by Gordon McCormack Jr. and Cheryl Cox. One signed copy was given to the applicant and two were kept for the Planning Board file.

#### **OTHER BUSINESS**

The Planning Board members will continue discussing and revising the applications, checklists and flowcharts.

Mardean Badger will get the MSWord versions of the forms from Patsy Tucker and will forward them to the Board members.

Susan MacLeod has the original versions of the flowcharts.

**The motion was made (Liz Cody) and seconded (Fran Newton) to adjourn the meeting at 7:17 pm. The vote was 4-0 in the affirmative.**

*Minutes submitted by Mardean Badger*