

TOWN OF DEERFIELD
ZONING BOARD OF APPEALS

Minutes of January 7, 1999

Members present: R. Bohonowicz, Chair; Grace Friary, F. Olszewski; C. Sakowicz; Roger Sadoski; Steve Barrett; and Town Counsel, Ed Pepyne

Meeting called to order for Hearing of application from Gary A. Bogoff and Christopher T. Lalli for a Special Permit from Deerfield Zoning By-laws Section 2252, expanding non-conforming use (manufacturing) in C-1 District and Special Permit under Section 2210 for a building footprint exceeding 2,500 square feet of new construction. Co-owners of Berkshire Brewery Gary Bogoff and Chris Lalli appeared before board to explain expansion plans of the brewery. Gary stated that they have outgrown the 4,000 sq. ft. of production area. They now have 8 full time employees and 3 part time employees and wish to increase production. They wish to add a 3,000 sq. ft. (footprint) addition to the Northeast side of the building facing Conway St. The addition would be a 2 story pre-cast concrete façade structure that will enhance the existing building. The addition would enclose the 28-foot silo they wish to store raw malted barley in. Mr. Bogoff stated that there would be fewer deliveries made, more area for storage and it would be cheaper. Some of the facility would include a new brew house for a 20-barrel kettle in place of the present 7-barrel kettle, which would cut operating hours down, and relocate offices to new building for more production area. The 30' x 90' addition would be within the setback limits required. Mr. Bohonowicz questioned parking area. Mr. Asmann, the Building Commissioner, stated that there was sufficient employee parking and commercial parking needs were limited, until the Brewpub is developed and that the proposed town parking lot may help address that need when it arises. Friary questioned potential noise level and odor problems. Gary & Chris stated they try to keep it to a minimum. Bohonowicz asked if there had been any complaints made. He said 1 from the Feb. 1, 1994 Anniversary party. Customers were parking on abutter's property but that once they knew of the problem that they put tape around property. Sally Mastalitz and David Morgan, abutters, questioned the noise of crashing glass and other production/employment noises on summer evenings. They would like to see that the Brewery be held to its conditions of previous special permit. Gary stated that with the larger barrel they would have shorter production hours and evenings should be quiet.

Motion made to close hearing for discussion by Board members. Friary would like to see that 4 stipulations of previous Special Permit are adhered to. The stipulations are:

1. Hours of operation are 6 a.m. to 6.p.m. Monday through Saturday
2. Steam condenser added to kettle
3. Any further expansion would require another special permit
4. Best efforts be made to blend building and area with neighborhood ambience

The original stipulation of hours was for 7 a.m. to 6.p.m. The change to 6 a.m. was acceptable to board members and abutters. Friary made motion to grant special permit with stipulations previously noted. Bohonowicz seconded the motion. Vote of 5-0 for granting of special permit was unanimous. Motion made to adjourn meeting and seconded.

Respectfully submitted by

Julie Gray, Secretary