

**Ashland Planning Board  
Amended Meeting Minutes  
Wednesday, June 15, 2022**

CALL TO ORDER: Mardean Badger, chair of the Board, called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Kathleen DeWolfe, Mardean Badger, Paula Hancock, Andy Fitch

OTHERS PRESENT: David Page, owner of White Mt. Brewery and property, 50 Winter Street  
Charles Joy, owner of property, 50 Winter Street  
David Lee, owner/abutter at 56 Winter Street  
Lisa Rollins, 8 Maple Drive  
Alan Cilley

SITE PLAN REVIEW WHITE MT. BREWERY EXPANSION 50 WINTER STREET (T/M/L 012-001-003) DAVID PAGE AND CHUCK JOY

Mardean Badger opened the Public Hearing for the Site Plan Review Application for White Mt. Brewery expansion, 50 Winter Street, at 6:30 PM. David Page presented his proposal for expansion of the White Mt. Brewery at 50 Winter Street (T/M/L 012-001-003). David Page made the following points:

- The service area for the beer garden will be located in the right-hand end of the building in the two-story brick section of Building #3. At the Building #3 location, beer, specific wines, a variety of seltzers, and hard cider will be sold.
- A beer garden area will be created between Building #3 and the fencing surrounding the property. The beer garden will have a seating capacity of 100.
- The entrance to the beer garden is through the service area of Building #3. As per state regulations, customers cannot carry alcohol between buildings or outside the beer garden area.
- Building #3 service area will also contain a small area for the sale of merchandise.
- Building #3 also has office space for rent as well as a garage area.
- A 12' x 16' stage will be built along the fencing on the right-hand side of the property. This will be used to accommodate bands and individual musicians who will entertain for the evening. The stage area will face the high banking of the railroad bed to absorb some of the sound.
- There will be no fireworks.
- The beer garden will be open Wednesday-Friday 4-8, Saturday 12-8, and Sunday 12-5.
- The original lighting design (overhead strings of lights) has been deleted. The new lighting design for the venue will be a series of small floodlights that will illuminate the stage area. The lighting will illuminate in the direction of the railroad bed to the side of the property. Mr. Page and Mr. Joy were reminded that all lighting for the site needs to be installed in a downward angle so as not to impact any abutters to the property.
- White Mt. Brewery has an alcohol serving license, a restaurant license and a beverage manufacturing license. The new business can sell alcohol with a maximum of 24% alcohol content which would include certain wines, seltzers and hard cider.

David Lee, owner of the abutting property at 56 Winter Street, said that he has had frequent communication with David Page and Chuck Joy, and is generally supportive of the project. Lisa Rollins, a nearby homeowner, inquired about noise from the music and fireworks. It was explained that often the music will be amplified, but maintained at a reasonable level, and that orienting the stage toward the railroad embankment will help keep the sound from carrying. It was also noted that there

will not be any fireworks on the property.

Mardean Badger closed the Public Hearing at 6:55 PM.

Kathleen DeWolfe made the following motions:

- Motion: To accept the full Site Plan Review Application for White Mt. Brewery Expansion as complete. Andy Fitch seconded the motion.
- Motion: To approve the full Site Plan Review as presented. Andy Fitch seconded the motion.
- Both motions passed on a 4-0 roll call vote in the affirmative.

Mardean Badger will be issuing a Notice of Decision on this Site Plan Review.

### DISPOSITION OF MINUTES

The Board reviewed the minutes from their Wednesday, May 25, 2022, meeting. Kathleen DeWolfe made a motion to accept the minutes as presented. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative.

### UPDATES

The deadline for submission of Planning Board and Zoning Board budgets for 2023 is August 1, 2022. Mardean will prepare all necessary materials (including expenses to date and fees/expenses for cases) for review before the Wednesday, July 6, 2022, meeting. Since the budget covers both the Planning Board and the Zoning Board, Mardean recommended that there be a joint meeting of the Planning Board and the Zoning Board on Wednesday, July 6, 2022, at 6:30 PM. at 6 Collins Street. She will ask the Zoning Board members if they are available for that meeting.

The Board had a brief discussion concerning inquiries about several properties in Ashland.

Ashland has a new Building Inspector, Mr. Devon Thibeault. Mr. Thibeault's office hours are 8-4 on Fridays, with additional hours by appointment.

Kathleen DeWolfe made the following motion: To submit a memo to the BOS requesting the current status of the GIS system and asking when the GIS system will be available to the Planning Board and the general public for planning purposes and for research of properties in Ashland. Andy Fitch seconded the motion. The motion passed on a 4-0 roll call vote in the affirmative.

### ADJOURNMENT

Andy Fitch made a motion to adjourn. Kathleen DeWolfe seconded the motion. The motion passed. The meeting adjourned at 7:55 PM. The next Planning Board meeting will be Wednesday, July 6, 2022, at 6:30 PM at 6 Collins Street.

*Minutes submitted by Paula Hancock*