

**TOWN OF SHEFFIELD  
PLANNING BOARD  
Special Permit Public Hearing  
December 7, 2011  
TOWN HALL – 1<sup>ST</sup> FLOOR MEETING ROOM  
7:00 PM**

Board Members Present: David A. Smith Sr.  
James T. Collingwood Jr.  
Peter R. Cherneff  
Margaret Martin

Others Present: Alexandra Glover  
Chris Weld  
Mark Mendel  
Pete Batachi  
David West  
Bill Heaton  
Christine Heaton  
Kathy Orlando

Meeting was called to order at 7:00 PM.

Secretary M. Martin read the notice of public hearing, published in the Berkshire Eagle, November 15, 2011, into the record. Ms. Martin stated that the purpose of the hearing was Application for a Special Permit under Bylaw 4.3.3. seeking approval to operate a brewery. The property is owned by Louis and Kimberly Bushnell and is located at 65 Silver Street. It appears on Map 20, Block 2, Lot 23.5; and Book 1635, Page 61. The case number is 090911.

Chair of the Planning Board, David Smith Sr., explained the purpose and procedure of the hearing.

No Board Members had a comment initially.

The Chair called for public comments.

Bill Heaton, introduced his wife and two children and described their professional background. They would like to open a small, craft brewery. The business is considered light manufacturing. Mr Heaton said the Board could consider the proposed business as a “liquid bread bakery.”

Mark Mendel spoke. His business is Monterrey Masonry next door to this proposed brewery. He is supportive of this business because he believes we need to create jobs in the community and he would welcome these neighbors. He believes that it is very important that the Town of Sheffield is friendly to small businesses.

Chris Weld also spoke. He lives on Home Rd. and is the owner of Berkshire Mountain Distillers. He said that his business is similar to this proposed brewery. In Mr. Weld's opinion the impact of the business is benign, the by-product is spent grain.

Attorney Alex Glover stated that she is representing Pete Batacchi. She asked about the definition of light manufacturing, had questions about the tentative closing date and wanted to see the site plan.

Mr. Cherneff asked Mr. Heaton to describe the operation of the business. Mr. Heaton stated that he and Christine Heaton, who is the brewer, will hire 4 people the 1<sup>st</sup> year to work with them. He explained the following: barley and wheat will be delivered on tractor trailers once a month. Those grains are mixed with water. The property is on a well and they are currently determining whether that well can meet their needs. There is also town water on Silver Street. Beer is 90% water 5% alcohol 5% hops etc. They will produce some waste. The beer will be packaged in kegs and aluminum cans which are recyclable and better for the beer. The brewery will self distribute to local restaurants. The Heatons own the kegs, which are leant to restaurants and returned with the next refill. Mr. Heaton explained that they want to stay small and use local ingredients, maple syrup, honey, cider, any starchy root vegetable. He stated that there are farmers in Sheffield interested in growing grain for them. They would have a sampling room and sell beer to go. He explained that they would be considered a "farm brewer" under MA law and they would be allowed to sell samples and self-distribute. They would like to run tours on the weekends. There is a large parking lot on the property that would more than accommodate their needs. Mr. Heaton stated that there are currently 5-6 tractor trailers per day at the site so the activity would be greatly reduced from current level of activity. He said that they were in downtown Pittsfield for 5 years and did not have any complaints about their activity level.

David West also spoke. He lives one mile further west on Silver Street. He complained that the current business on the site doesn't keep a neat yard and described the 18 wheelers that go down Silver Street and try to turn at Bull Hill Rd or LeGeyt Rd. Mr. West hopes that the brewery will have clear signage so that doesn't happen.

Maggie Martin asked about lighting. David Smith Sr. suggested better lighting on the parking side of the building. Mr. Heath agreed.

David Smith Sr. stated that the Board needs to see a site plan. As soon as they get that they will set a date for deliberation and notify Attorney Glover, who would also like to see the site plan.

Peter Cherneff asked about the business hours of operation. Mr. Heaton said they plan to

be open from 8am-6pm weekdays with tours on Saturdays and would be closed on Sundays.

At 7:32 a motion to close the public hearing was made by Mr. Collingwood, seconded by Ms. Martin and approved.

Respectfully submitted,

Nadia Milleron  
Secretary to the Planning Board