TOWN OF MEDFIELD

BOARD OF APPEALS ON ZONING

459 Main Street, Medfield, MA 02052

APPLICATION FOR HEARING

(TO BE FILLED OUT BY APPLICANT)

Phone: 508-906-3027
Fax: 508-359-6182

RECEIVED
TOWN OF MEDFIELD, MASS
2020 OCT 16 A 8:51
OFFICE OF THE
TOWN CLERK

Date 10/15/2020

Name of Applicant or Appellant: Farthest Star, LLC (Todd Bellomy, founder/brewer)

Mailing Address City, State, Zip: 291 North Main Street, Natick, MA 01760

Phone 617-510-4611 Email todd@farthestarsake.com

The record title of said property stands in the name of: Zebulon, LLC (David Strymish & Deborah Cronin, property owners, 617-645-3397)

Whose address is: 120 North Meadows Road, Medfield, MA 02052

Applicant is (owner, tenant, other): Tenant - lease

Location of Property: 120 North Meadows Road, Medfield, MA 02052

Deed duly recorded in the Norfolk County Registry of Deeds:

Book 35744 Page 357 (or) Land Court Certificate # _____

Year lot created _____ Plan of Land recorded as Book _____ Page _____ Year _____

Medfield Assessors Map 48 Lot 001 Zoning District IE Overlay? Secondary Aquifer

Nature of application or appeal (Written summary of project; attach additional sheets if necessary):

Convert a segment of existing warehouse space into brewery and taproom.

Applicable section(s) of Zoning Bylaw or General Law (State which, or if both, so state):

☐ *Use this box for additions/alterations to pre-existing non-conforming lots or structures:*
A special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw Section 300-9.1.C.2. &/or a determination under M.G.L. Chpt. 40A §6 and/or Medfield Zoning Bylaw, Article 9, that proposed work will not be more nonconforming and/or a variance from Chapter 300b of the Zoning Bylaw.

☐ *Reviewed by Building Commissioner: Signed* _____ *Date:* _____

I hereby request a hearing before the Board of Appeals with reference to the above application. In the event that a Variance or Special Permit or other form of decision required by law to be recorded is granted, I will record the same with the Norfolk Registry of Deeds or Land Court.

I have read and accept the rules and fees of the "Rules of the Medfield Board of Appeals."

(Applicant) Signed _____ Printed Todd Bellomy

(Owner) Signed _____ Printed David Strymish

v. 09/13/19

REQUIRED FINDINGS

to be filled out by applicant

UTILITIES:

Water: [✓] Town [ ] Well
Sewer: [✓] Town [ ] Septic System

Notes:

FAMILY APARTMENTS:

[ ] The Applicant acknowledges the provisions of Medfield Zoning Bylaw Section 300-14.10.I.(3) & (4) that a family Apartment Special Permit is temporary and subject to conditions of approval, including but not limited to annual an affidavit under the pains and penalties of perjury that the person(s) listed continues to reside within the Family Apartment. Future use of the space is contemplated as:

Name of person(s) to occupy the family apartment:

ALL SPECIAL PERMITS:

The Board of Appeals may grant a special permit if it concludes that a special permit is warranted by the application and the evidence produced at the public hearing and if it makes the following specific findings of fact, pursuant to Medfield Zoning Bylaw Section 14.10:

(1) Overall design is consistent and compatible with the neighborhood, including as to factors of building orientation, scale, and massing. *(Describe the proposed construction in the context of the existing surroundings. If an addition, will the siding, windows, shingles etc. match existing. Does the proposal fit into the streetscape and larger area?)*

This request is for construction within an existing structure. There will be no changes or additions to the exterior of the existing building.

(2) Vehicular traffic flow, access and parking and pedestrian safety are properly addressed such that the proposed use will not result in a public hazard due to substantially increased vehicular traffic or parking in the neighborhood. *(Describe additional vehicles and parking spaces required by the proposal as well as road access on public or private ways and any other information. Commercial or multi-family residential projects may require a traffic study prepared by a registered engineer.)*

The proposed business matches the existing use of the building. The new business will require ~3 parking spaces for employees. Pedestrian pathways and parking are already in place for existing use. Traffic patterns--including customers and deliveries, would match the existing use.

(3) Drainage, utilities and other infrastructure are adequate or will be upgraded to accommodate development. *(Describe utility connections potential impacts to public wells, aquifers, municipal water mains, nearby private wells.)*

Property utilizes Town water and sewer. Water use is in line with the existing use of the building and drainage will utilize Town sewer and not impact wells or aquifers.

(4) The proposed use will not have any significant adverse effect upon properties in the neighborhood, including property values. *(Describe any aspects of the project that could be unsafe to those in and around the property i.e. manufacturing, research and design. Commercial or multi-family residential projects may require an analysis prepared by a real estate appraiser.)*

Proposed use is in line with existing use. There will be no change to the impact of the existing property on the neighborhood. The business will not create odors or noise detectable outside the building.

(5) Project will not adversely affect or cause substantial damage to any environmentally significant natural resource, habitat, or feature or, if it will, proposed mitigation, remediation, replication, or compensatory measures are adequate. *(Describe potential impacts to natural resources (tree clearing, proximity to wetlands, etc. If Conservation Commission approval is necessary, please attach approval to application.)*

Business will make no exterior changes to existing property.

(6) Number, height, bulk, location and siting of building(s) and structure(s) will not result in abutting properties being deprived of light or fresh air circulation or being exposed to flooding or subjected to excessive noise, odor, light, vibrations, or airborne particulates. *(Describe existing and proposed drainage systems and conditions. All stormwater should be collected/treated/infiltrated on-site. If Board of Health approval is necessary, please attach approval to application.)*

No exterior changes to the property are part of this request; therefore existing conditions will continue. Business will not create odor or noise detectable outside the structure. Interior lighting will not effect the abutting properties.

(7) Water consumption and sewer use, taking into consideration current and projected future local water supply and demand and wastewater treatment capacity, will not be excessive. *(Describe existing and proposed water and wastewater systems and conditions.)*

Proposed business usage is for a brewery. For the first year of business, we project ~4,000 gallons of water usage, which is in line with small brewery use across the Commonwealth. The space uses Town water and sewer. Our gray water will ~~contain no harmful chemicals or high volumes of organic particles.~~

(8) The Proposed use will not create any hazard to public safety or health in the neighborhood. *(Describe proposed use and ancillary specifications relating to any noise or vibration producing conditions or mechanical systems, describe site lighting (all new lighting should be "dark-sky compliant"), and describe potential odors to be produced on site. Nuisance can be subjective but describe potential factors and mitigation measures.)*
The only lighting to be added is an exterior building sign, which will comply with Medfield Town ordinances and approvals.

No noise or odors will be detectable outside the building. Sake brewing involves steaming rice, which is silent and produces low-to-no odors. Within the space, brewing equipment is relatively quiet as well.

(9) If public sewerage is not provided, plans for on-site sewage disposal systems are adequate and have been approved by the Board of Health. *(Describe existing and proposed wastewater systems and conditions.)*
Public sewerage is provided.

VARIANCES: *(See MGL c. 40A Section 10)* Attach additional sheets if necessary.

1. What circumstances exist relating to the shape, topography, or soil conditions of the subject property, which do not generally affect other land in the zoning district?

N/A

2. What substantial hardship is caused by the circumstances listed above, when the Medfield Zoning Bylaw is applied?

N/A

3. State why you believe the grant of relief would not nullify or derogate from the intent of the Zoning Bylaw.

N/A

PARKING FOR MULTI-FAMILY AND COMMERCIAL PROPOSALS:
REFER TO 300-8.1, Table of Off-Street Parking Standards

USE CATEGORY (ACCESSORY DWELLING, RETAIL,OFFICE, SERVICE, ETC.)	REQUIRED # OF SPACES (UNIT, FLOOR AREA, EMPLOYEES, SEATS, CLASSROOM, BAYS, ETC.)	# OF SPACES PROVIDED ON PLAN	TOTAL SPACES AVAILABLE FOR USE:
Retail (1500 sq ft)	13 spaces		
~~Retail employees~~	~~2 spaces~~		
Manufacturing	5 spaces		
	Total required: 20 spaces		Total available: 24 spaces

Farthest Star, LLC - Medfield Zoning Application Narrative

Submitted by Todd Bellomy (Farthest Star Sake founder/brewer), October 2020

Farthest Star, LLC is a new business seeking to establish New England's only sake brewery and taproom within the existing Industrial Extensive zoned building at **120 North Meadows Road, Medfield**. As the founder and brewer, I am excited to become part of the Medfield community of business owners and for the synergies possible within this one building.

Among the oldest alcoholic beverages in the world, sake is naturally gluten-free and, when made well, delicious! Even though it's made largely from rice and yeast, the flavors that develop in sake range from apple, pear, and strawberry to cucumber, black pepper, and anise spice.

I have worked in the alcohol industry for 14+ years, with nearly five of those years dedicated to sake in Massachusetts. I have been engaged in local market-building, including conducting sake tastings at area stores, sake dinners at restaurants, speaking engagements, and blogging for nearly 10 years. I am an experienced sake brewer well-versed in all aspects of running a sake brewery.

Farthest Star Sake brewery and taproom will be the only one of its kind in New England. Sake is predominantly a Japanese-export with little-to-no direct brewery promotion; however our locally-focused sake brewery and taproom will present opportunities for regular market impact and consumer impressions. Craft beverage enthusiasts are always ready to support a new craft brew, especially a high-quality, locally-made one. My experience indicates that a cool local sake brand will draw customers and strong supporters.

Medfield is full of small-town New England charm and has a cadre of established craft beverage businesses. As a Natick resident, I've enjoyed getting to know Medfield with my family. I am excited about making this building in Medfield home to Farthest Star Sake. The existing businesses--including a distillery and a beer brewery--and I are aligned, but do not compete. We may be able to collaborate on new products and share a similar customer base, who will undoubtedly benefit from nearby Medfield center's shops and restaurants.

Our brewery and taproom buildout will create a new section within the existing structure without changes to the building's exterior except for Town-approved signage. To create the interior segment dedicated to Farthest Star Sake, a demising wall will be constructed. To outfit the brewery portion, trench floor drains will be added, the floor will be sealed, and brewing equipment will be installed. The taproom will be defined by a partition and restrooms will be installed (at least one will be ADA compliant).

The bulk of the interior space dedicated to Farthest Star Sake will form the production sake brewery (4,500 sq ft manufacturing space). The remaining square footage (1,500 sq ft) will allow for a large taproom to accommodate either socially distant customers or a higher volume of guests, depending on the state of the pandemic.

Brewery operations (manufacturing) are expected to fall within Monday-Saturday, 7 a.m - 7 p.m. Sake brewing will not create noise detectable outside the building, nor will it produce noticeable odors. While our taproom hours will always be within those allowed by the Town of Medfield, we will likely have the taproom open to customers Wednesday-Saturday, noon-10 p.m., and Sunday, noon-8 p.m. Initial staffing will be five employees (some part time), with potential to increase to seven within two years.

The building owners are submitting a separate application with parking totals for the property (approximately 202 space total). I estimate that Farthest Star, LLC will require 20 parking spaces; there are more than 20 spaces available to the business. Since the building is already zoned as Industrial Extensive and there are similar businesses in the space, we don't anticipate increasing the type or volume of traffic noticeably. We will receive deliveries, have employees, maintain a small delivery vehicle, and serve customers all within the hours stated and utilizing the parking spaces available.

Thank you for the opportunity to explain Farthest Star Sake brewery and taproom. I look forward to speaking with the Zoning Board on this matter.

NOTES:

1. BOTH LOT 2 AND LOT 3 HAVE IN EXCESS OF THE MINIMUM UPLAND AREA REQUIRED BY THE MEDFIELD ZONING BY-LAW (40,000 S.F.)
2. THIS PLAN DOES NOT DEPICT ALL THE BORDERING VEGETATED WETLANDS, FLOOD PLAIN DISTRICTS, OR WATERSHED PROTECTION DISTRICTS ON THE PROPERTY, BUT ONLY THOSE AREAS RECENTLY DELINEATED

PLAN REFERENCES:

1. PETTONERS PLAN FOR LAND COURT PLAN NO. 8961-L, ENTITLED "LEE 8961L BEING A SUBDIVISION OF LOT 59 AND SHOWN ON LOS 8961 AND UNREGISTERED LOTS 1C, 1E, & 1F, MEDFIELD, MA" BY FRANCIS X. DESIMONE, DATED JANUARY 2, 2003, REVISED JANUARY 21, 2003.
2. LAND COURT PLAN NO. 8961-L
3. CERTIFIED PLAN OF LAND IN MEDFIELD, MASS DATED MAY 26, 1983 BY BRANCH ENGINEERING CO., INC., 37 EXCHANGE STREET, MILLIS, MA
4. WEST STREET COUNTY LAYOUT OF NOV 22, 1906
5. ROUTE 27 LAYOUT OF 1972

Norfolk Registry of Deeds
Dedham, Mass.
Received Feb 15, 2005
With Grant
Medfield North Meadows, LLC
Wilcox Meadows, LLC
Filed as Page 90 of 2005
Pl. Bk. 533
Attest: [signature]
Register

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

I CERTIFY THAT THIS SURVEY AND PLAN CONFORM TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Francis X. Desimone, June 30, 2004
REGISTERED LAND SURVEYOR DATE

BEING A SUBDIVISION OF L.C. PARCEL 72, L.C. PARCEL 73, LOT 1G, AND LOT 1H, ALL AS SHOWN ON PLAN REFERENCE NO. 1, INTO LOTS 2 AND 3 AND AN UN-BUILDABLE PARCEL A1, AS DEPICTED HEREIN

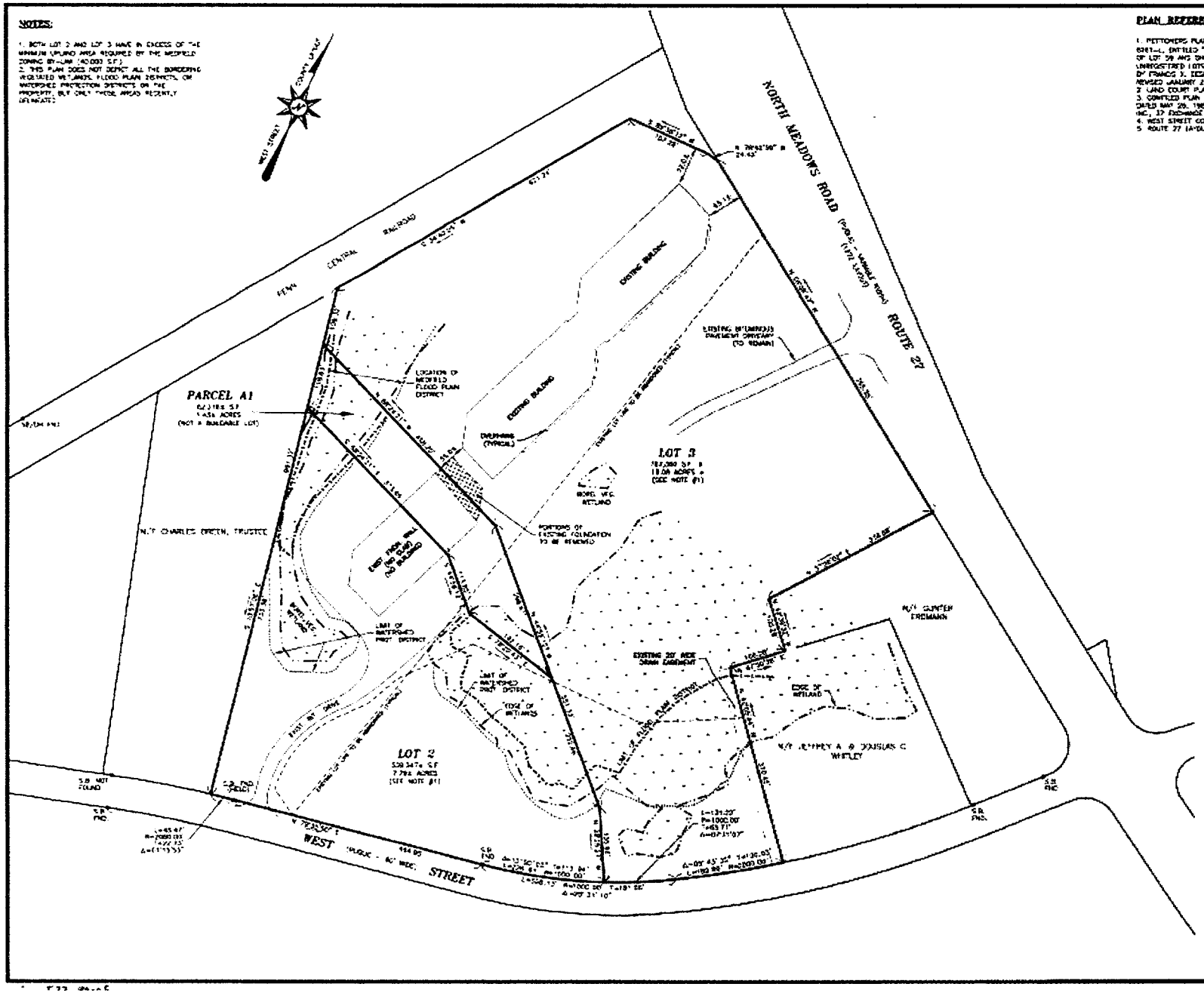
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE 1/10/04

[signature]

TOWN OF MEDFIELD PLANNING BOARD

NO DETERMINATION HAS BEEN MADE AS TO COMPLIANCE OF MEDFIELD THIS PLAN WITH MEDFIELD ZONING BY-LAW



APPROVAL-NOT-REQUIRED

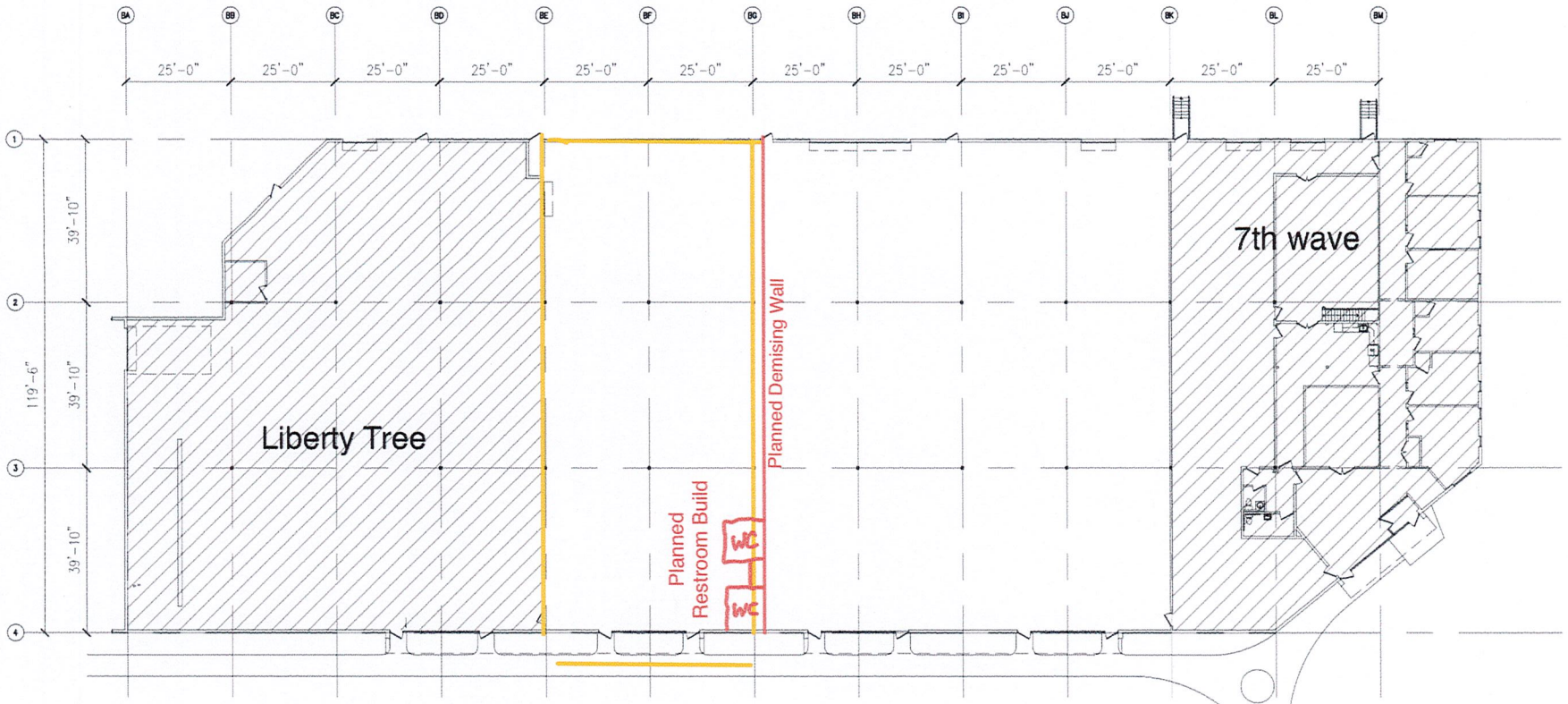
PLAN OF LAND IN MEDFIELD, MA

SCALE: 1" = 80' DATE JUNE 29, 2004

SURVEYOR:
FRANCIS X. DESIMONE
11 AWL STREET
MEDWAY, MA 02053

Scale 1" = 80 ft

SHEET 1 OF 1 534-01-ANR2



EXISTING CONDITIONS FLOOR PLAN

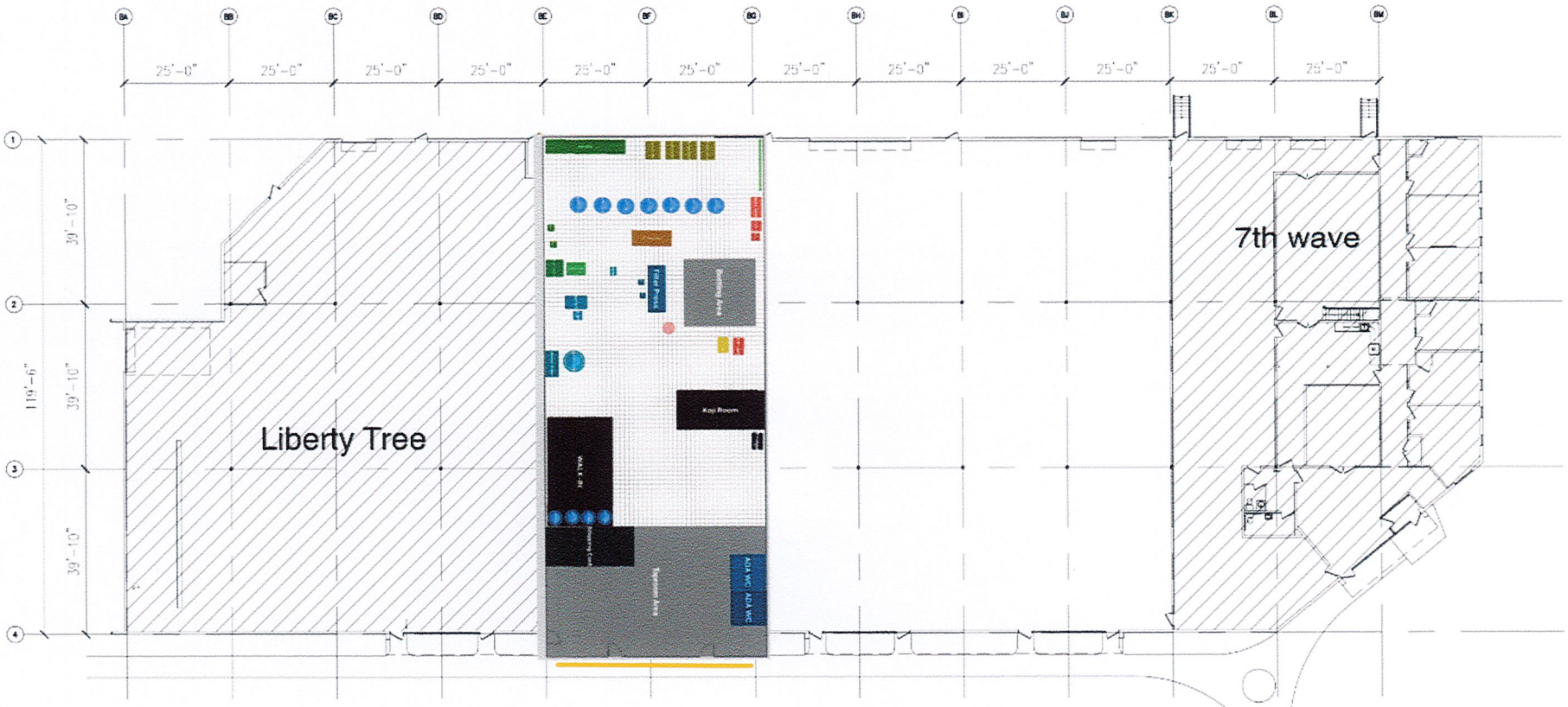
SCALE: 1" = 25'-0"

N

25 0 25

SCALE IN FEET

JDA ARCHITECTS



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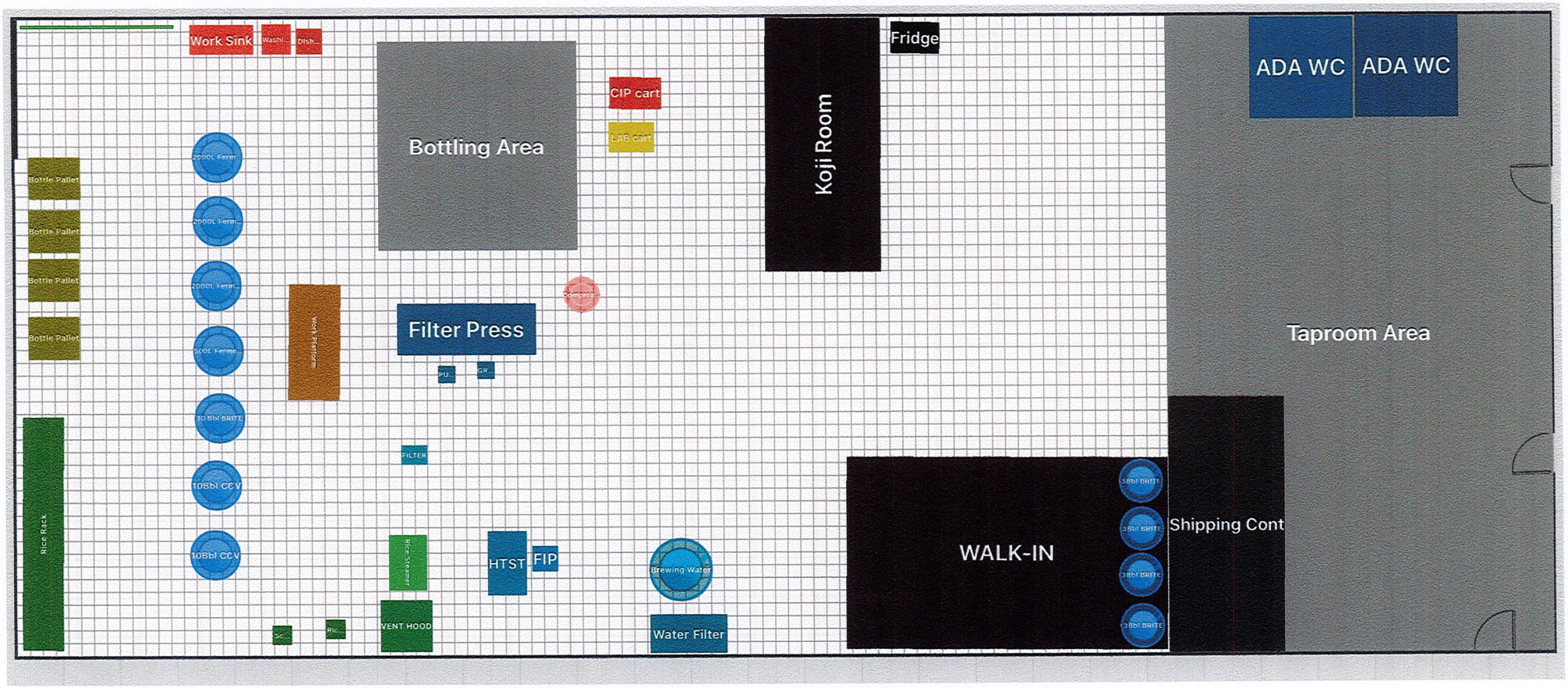
25 0 25

SCALE IN FEET

JDA ARCHITECTS


Work Sink
Washi
Dish
Bottling Area
CIP cart
LAB cart
Koji Room
Fridge
ADA WC
ADA WC
Taproom Area
Bottle Pallet
Bottle Pallet
Bottle Pallet
Bottle Pallet
2000L Ferm
2000L Ferm
2000L Ferm
Work Platform
Filter Press
Compost
PU
GR
30 Bbl BRITE
FILTER
Rice Rack
10Bbl CCV
10Bbl CCV
Rice Steamer
HTST
FIP
Brewing Water
VENT HOOD
Water Filter
WALK-IN
38bl BRITE
38bl BRITE
38bl BRITE
38bl BRITE
Shipping Cont