MELROSE PLANNING BOARD
MEETING MINUTES
Zoning Subcommittee Meeting
Thursday, June 1, 2023
7:30 PM
Cassidy Conference Room, City Hall, 562 Main Street, Melrose

PRESENT: Beth Delahaij, Anne DeSouza Ward, Greg Sampson & Brian Gregory

ABSENT: None

STAFF PRESENT: Denise Gaffey, Director & City Planner, & Lori Massa, Senior Planner

The meeting was called to order at 7:30 PM by Ms. DeSouza Ward.

Zoning for Brewery Use

The Zoning Subcommittee met to review and discuss a zoning amendment that would allow for a brewery use in the City. The City Council at their meeting on May 15, 2023 voted to accept M.G.L., Chapter 138, Section 19C relative to Farmer-Brewery licenses, which was the first step in allowing for this new type of business to be established here.

Staff drafted an amendment that defines Brewery with primary and accessory uses and limits the sale of beverages to those produced by or for the brewery. The use table allows breweries without distribution in the same zoning districts where restaurants are allowed. Those with distribution would be allowed in the industrial districts and by special permit in the BB districts.

The Members discussed the draft amendment and zoning regulations for breweries from other municipalities including Beverly, Salem, Medford, Cambridge and Needham. They agreed with the draft amendment in the categorization as an establishment that is similar in terms of operation and impacts as a restaurant. The distribution of beer would be what makes it more of an industrial use. They discussed if limiting the size of the establishment in terms of number of barrels or square feet is needed and decided that it is not, taking the 7-barrel reference out of the draft amendment. If an establishment started off with 7 barrels and was able to add more in the future, the impacts that zoning is in place to control such as vehicle trips, noise, odor, impact to the streetscape, would only minimally change some of these items. The real change in impacts is when a brewery is producing a quantity that they can distribute off-site which is listed as a separate line in the Use Table. Members also discussed the parking regulations and felt that it would be consistent for breweries to have the same requirements as restaurants.

The full Planning Board will review the revised amendment at the next meeting on June 21, 2013.

Documents: Draft Zoning Amendment dated June 1, 2023
Zoning regulations for breweries in nearby communities