

Robert Houseman

From: Kurt DeVlyder <kurt@devlyderlaw.com>
Sent: Thursday, December 03, 2015 3:57 PM
To: Robert Houseman
Cc: Murielle Bonenfant; Graham Combes; Graham Combes (graham@thelonewolfe.com)
Subject: RE: Lone Wolfe Nano Brewery

Hi Rob,

The current facility is a 1 barrel brewhouse with 18 barrel fermentation space. Annual production is currently 100-120 barrels/year. It's roughly 800 square feet. There are no odor issues. Despite the fact that it is located between Main and Mill Streets, and surrounded by businesses and pedestrian traffic, there has never been a complaint about odor. Even between the brewing area (back room) and tap room (patron space), there is no odor issue.

The new facility would be a 20 barrel brewhouse with 240 barrel fermentation space. It is hoped that the new facility will produce 4,000 barrels per year to start. The size of the building limit what can be done there, so production would max out at 6,000 - 8,000 barrels/year. 15,000 barrels (a benchmark under the statute) is unattainable at the new facility, so that will not be an issue. This is not going to be a megabrewery; it is going to be a small facility contained within the "hobby barn" that we toured.

Solid waste is the bags that the grain and hops come shipped in, and shipping materials. Those do not smell, and go in a dumpster. The solid waste products from the brewing process are donated as feed to local farms.

Incoming deliveries at the new facility are 1-2 times/week. There are no outgoing deliveries. Incoming deliveries at the new facility are anticipated to be similar in frequency, just with larger quantities per delivery. There is no reason why those deliveries could not happen between 9 a.m. and 5 p.m. Outgoing deliveries via commercial vehicle would be infrequent, and there is no reason why they could not occur between 9 a.m. and 5 p.m.

Please let me know if you have further questions.

Thanks,

Kurt

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From: Robert Houseman [mailto:planningdirector@wolfeboronh.us]
Sent: Wednesday, December 2, 2015 3:20 PM
To: Kurt DeVyllder <kurt@devyllderlaw.com>; Graham Combes (graham@thelonewolfe.com) <graham@thelonewolfe.com>
Subject: Lone Wolfe Nano Brewery

Kurt and Graham:

Can you tell me what the current production volume of Lone Wolfe is and compare it to the desired size of the Haines Hill Road facility.

Please provide information on odor, solid waste, delivery traffic.



Robert T. Houseman

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