



City of **Somerville**

SPECIAL PERMIT APPLICATION

PORTICO B R E W I N G

SUBMITTED ON

10/17/19

PREPARED BY

PORTICO BREWING CO.
3 SHADY HILL SQ.
CAMBRIDGE, MA 02138

&

BOB WILLIAMSON ARCHITECT
78 COCHRANE ST.
MELROSE, MA 02176

PORTICO BREWERY & TAPROOM
45 SOUTH STREET, SOMERVILLE, MA

Portico Brewing submits this special permitting application with attached plans and narratives for consideration by the Site Plan Review Committee of Somerville, MA for use of the building at 45 South St. for an on-premise brewery and taproom.

The taproom will serve Portico's current lineup of beers as well as new small batch varieties made on premise from a 3.5 barrel brew system. The brewery will occupy 500 SF, the taproom approximately 1,500 SF, with the remaining area reserved for office, storage and ADA accessible bathrooms. Beer will be brewed and stored on site and served directly to customers through the taproom; food is to be provided by outside vendors. The open floor plan will provide for the option of hosting private corporate events, community gatherings, artist exhibitions, yoga classes, and other local functions.

45 South Street is a 3,266 SF, 1-story factory unit attached to 33 South St. The unit was previously leased as storage space to Harvard University. The unit shares the east wall with the bakery, Union Sq. Donuts, is flush against the sidewalk along South and Harding Streets, and abuts Mystic Valley Foundry on the North Side.

Alterations to the building are largely limited to interior renovations, with exterior alterations limited to signage, doors, and site lighting as required. Please refer to the drawing package dated October 15, 2019, for limits of renovations and improvements.

Portico Brewing Company was established in 2012 in Cambridge, MA as a contract brewery. We got our start brewing at Watch City Brewing in Waltham before moving to our current home at the Ipswich Ale Brewery. Over the past seven years we have created award winning recipes, released 18 commercial beers, and have been distributed at over 500 bars and package stores throughout Massachusetts.

This next and most important phase in our company - opening a brick and mortar destination at 45 South St. - will not only give us the brand locus we have been missing as a contract brand, but also allow us to hone in on new and exciting recipes at a much smaller scale. We plan to continue contract brewing in Ipswich, allowing us to add additional beers to our in-house lineup as well as utilize their packaging facilities.

Portico Brewing is operated by four partners. Alex Rabe, a native of Cambridge and current Somerville resident in Ward 2, comes from a 10 year career in marketing and wears many hats from sales to brewing to operations. Alex Zielke, also a Somerville resident, brings extensive brewing knowledge having gained his Brewmaster's certification from the VLB Institute in Berlin as well as worked for several years at commercial breweries. Ian Chester, a Cambridge native,

brings over 9 years in the food and beverage world and an extensive knowledge of the retail side of the industry. Finally, Ben Engle, a Beverly native, is the Development Director of the ALS Therapy Development Institute in Cambridge and brings his knowledge of large and small scale event planning to Portico.

We have also included as part of our application a variance request for parking, as there is no dedicated parking for the unit - the existing building takes up the whole site. Our responses to the Supplemental Questions for Variances is included as part of our application.

Additionally, we would also like to **request a waiver for providing Site Plans**. Obtaining an ALTA survey places an undue burden on the applicant, in both time and money. None of the proposed scope of work is relevant to the information provided in the ALTA survey. There are no proposed modifications or additions to the existing structure, and all new mechanical equipment will be placed on the roof as shown in the architectural plans.

We appreciate your time and consideration of our Special Permit Application. We are happy to answer any questions or provide clarifications on the submitted materials ourselves or via our architect, Bob Williamson.

Sincerely,



Alex Rabe

Co-Founder, Portico Brewing Co.

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