

ZBA
Town of Epsom
Zoning Board of Adjustment
3/21/17

In Attendance: Glenn Horner, Chairman; George Carlson, Vice Chairman;; Ricky Belanger; Gary Kitson, Alternate; Mike Hoisington, Alternate

Not in Attendance: Alan Quimby, Andrew Ramsdell, Alternate, Darlene Phelps, Recording Secretary

Also in Attendance: Jay Hickey; David Stewart, Jon Rokeh & son

5:00 PM Members in attendance met at the residence of David Stewart to conduct a site visit of his proposal.

Case 2016-07 (Stewart – Var.) [Site Visit] - David M. Stewart, has applied for a variance to Article II [Zones and Districts], Section C [Table of Uses], Numbers 1 [Retail establishment], 3 [Eating and Drinking places] and 25 [Manufacturing]. The applicant plans to open a nano-brewery which will include a place for eating and drinking within the facility. These uses are not permitted in a Residential/Agricultural Zone. The property is located on Griffin Road within the Residential/Agricultural Zoning District and is identified on Epsom Tax Map R-9 as Lot 49.

David submitted additional written evidence pertaining to prior approval of his Bed and Breakfast, a schematic of the second floor of the new eating/drinking establishment and a revised detailed write-up of existing and proposed business uses on the property. David noted that the building housing the new eating/drinking establishment was constructed in 2009 but designed to look “historic”.

The Board inspected the first floor area which includes the “Tap Room”, a bar set up with tables and a wall bench, back room for future kitchen, as well as two smaller rooms for brewing and fermenting of beer. Two access/egress doors were noted for the first floor area.

The Board then inspected the basement which contained a cold room for storage of the beer and other perishables. David explained that beer production will begin in the brewing room, be piped to the fermenting room then down to the cold storage room and finally up to the bar for consumption.

The site visit concluded with an inspection of the second floor which contained a large meeting room. There was a full bath in the SE corner and a separate room on the SW corner. Access/egress to the second floor is by one set of stairs on the north end. The Board, Jon and David discussed concerns with occupancy limits in the building and Jon said he would research the requirements and limit occupancy accordingly. He also showed the Board the “template” of another business’s floor plan which he intended to create for David’s business.

6:00 PM The site visit concluded.