

ZBA
Town of Epsom
Zoning Board of Adjustment
3/15/17

In Attendance: Glenn Horner, Chairman; George Carlson, Vice Chairman; Alan Quimby; Ricky Belanger; Gary Kitson, Alternate; Mike Hoisington, Alternate; Andrew Ramsdell, Alternate; Darlene Phelps, Recording Secretary

Also in Attendance: John Rokeh; David Stewart; Jay Hickey; Debra Sargent

7:00 PM Glenn called the meeting to order and introduced the members of the board. The minutes of 2/15/17 were reviewed. Rick made a motion to approve the minutes as presented. George seconded the motion. All in favor.

7:04 PM Case 2016-07 (Stewart – Var.) - 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.

Glenn briefly reviewed the application. John Rokeh, surveyor, was sworn in and provided a detailed site plan to the board. He also stated that Peter Schauer (Schauer Environmental) did some test pits across the street from the barn and said the soil is perfect for any size septic system. Knowing that they have the option for any size system, they would like to seek approval for the nano-brewery and the restaurant. If an approval is granted by the ZBA they would only need further Planning Board approval when David is ready to move forward with the restaurant portion of the project.

David was sworn in and reminded the board that he has an existing approval for a Bed and Breakfast on that property. He offered to find a copy of the approval if the Board would like to see it. Glenn would like to have a copy of it in the file with this application.

John Rokeh reviewed key points and feels their application meets our variance criteria because the business will be enclosed inside an existing building. It will not disrupt the rural nature of neighborhood and will create agri-tourism, and perhaps be a destination location. The property will be preserved and enhanced by it being an active business. This also creates business in Epsom and will create a tax base to the town without out any effect on public services. It would be difficult to maintain the property as a single family home. The special conditions to the property are that this is the original farmhouse on the hill including all of the original barns that once was a large fully functioning farming operation. All of the surrounding properties have been subdivided into very small lots.

The board would like David to provide the following at our next meeting and that should satisfy everything we need to make a decision:

- *Copy of Bed and Breakfast approval

- *design and use of upstairs of building

- *site plan detail shown on the septic design

- *Detailed description of what the business plans are (number of barrels per year, number of guests on site at one time, hours of operation, etc.)

Glenn asked if there are any comments from the audience who would like to provide comment and there are none.

Alan made a motion to postpone to March 29. Gary seconded the motion. All in favor.

Old/New Business: Applicant McDonough has asked to have his case postponed. Due to scheduling conflicts with the board, it will be requested that his hearing be held on May 3.

8:00 PM Rick made a motion to adjourn. Gary seconded the motion. All in favor.