

Town of Winchester
Planning Board
Minutes
7-15-19

Meeting opened: 7:00pm.

Members present: Mike Doherty (Chair), Gus Ruth (V. Chair), Jenny Rhodes, Dean Beaman (alt) and Christy Davis. Herb Stephens, Kim Carl and Jordan Sharra were absent. Margaret Sharra is the Land Use Administrator.

Public: Mark Mikoski & Fran Correntti, Trevor & Raneé Croteau, Jason & Jane Cardinale, Dylan Eastman, Rick, Sara & Noah Horton.

First order of business: The board reviews the minutes of 6/17/19 for approval. **G. Ruth moves to approve, C. Davis seconds. The vote is 4 yes and 1 abstain (DB).**

Second order of business: The board reviews a letter from Mark Mikoski and Fran Correntti of 440 Scotland Road stating their objection to the board deciding that Mr. Hortons use of a food truck was not an expansion of use, and such did not require a hearing on the matter. The letter is read aloud. The LUA also reads the public notice of 6/3 noting the consultation with Mr. Horton. She also states she informed Mr. Horton and Ms. Correntti of this meeting.

Ms. Correntti is asked if she wants to say anything. She believes this is more like an outside pub and is not a good fit for the area, this is not part of the special exception. She is happy for them that business is going well and does not mind the small brewery.

J. Rhodes asks if she has a specific concern. Ms. Correntti is concerned since there is now food there will be more people and more drinking, like a party place or pub. This was not their special exception. The LUA explains the difference between a special exception with the ZBA and site plan with the PB. The minutes of the approved amendment from last year is read, permitting the outdoor area. Ms. Correntti is concerned that since there is food there, now more alcohol can be sold. She says the original approval was for 4 oz serving only. Now there can be two pints. J. Rhodes asks again if there have been any specific problems. Ms. Correntti says since the parking has moved and is bigger she expects more people to show up which means more drinking, like a pub. D. Beaman asks Ms. Correntti if she assumes that selling food equals more drinking? Yes.

J. Rhodes asks Mr. Horton if he would like to speak and explain his business. She begins by acknowledging she is new to the board, was not involved in the previous applications and would like to hear him describe the business. She commends that his small business is doing well and asks what his plans are for the future. He explains he has the tiniest brewery in NH, last on the beer trail. This is not a party place, just a place for people to visit and enjoy the experience. He has Federal and State licenses for his operation, he keeps noise to a minimum and its quieter than when he had a dirt bike track there. Mr. Horton says this is a one man operation and works hard for his business.

Ms. Correntti feels Mr. Horton is asking for too much, what does he consider an expansion of use.

M. Doherty asks Mr. Horton, where are you headed? He wants to stay small, that is the beauty of it. He does not advertise; all is word of mouth. This is a very special place, not a big retailer. He wants his neighbors to be happy; he is abiding by the rules and not creating a party place.

J. Rhodes asks if he still considers himself a one man operation. He said he is up at 4am and gave up his day job.

G. Ruth asks what percent of beer sales is sold onsite. His primary business is whole sale; no sales of cans retail. He estimates 25%.

Mr. Horton is reminded that if he chooses to grow in use in the future he would need to come back before the board. He knows that. The LUA clarifies the process of an amendment and a public hearing. She describes how the board on 6/3 reviewed the site plan regulations and determined this was not an expansion of use based on the criteria.

Trevor Croteau, 121 Scotland Rd, does not hear any noise. While he has seen an increase in traffic it has not created any problems. He has no concerns with the operation. D. Beaman asks is that true also as a Sheriff? Yes.


Ranee Croteau comments it is amazing to test the first beers. The parking was improved. This is a great place, not a party place; good for kids. Customers sample the brews, have a bite to eat and then leave. This is all positive, every issue has been addressed. He sponsored an event for Draft Gratitude.

Jason Cardinale comments there is nothing negative about the place. He explains there is no increase in alcohol served to a person; it is either 4 oz of each sample or 2 pints which equals 32 oz.

Ms. Correnti does not believe one person can run the operation including the roped off 60x60 area. The LUA reads from the minutes of the amendment for the outside area, Mr. Horton said for up to 50 persons.

There were no other comment or questions and there was no further business.

D. Beaman moves to adjourn, C. Davis seconds. The vote is 5 yes. 7:40pm.

Minutes respectfully submitted 
Margaret Sharra, LUA

Minutes approved by the board on: 8/5/19

Minutes signed by:


Mike Doherty, Chair