

Town of Winchester
Zoning Board of Adjustment
Minutes
3-15-18

Meeting opened: 7:04pm.

Members present: Lou Fox (Chairman), Jason Cardinale, Bill McGrath (V. Chair), Becky Roy, Ken Cole and Mike Doherty (alt.). Margaret Sharra is the Land Use Administrator.

Public: Rick Horton, Lynette & Ron Croteau.

First order of business: The board reviews the minutes of 2-5-18. **M. Doherty moves to approve, B. Roy seconds. The vote is 5 yes.**

Second order of business: The board is to hold a hearing on a special exception application for the operation of a brewery. The application is submitted by Rick Horton of 215 Scotland Road map 3 lot 7. The LUA reads the notice and states all notices were done and certified receipts were returned except the Croteau's, who are present. J. Cardinale recuses himself and M. Doherty is an acting member. K. Cole visited the site today and B. McGrath did a site visit also. All members received the application including layout and copy of the PB minutes prior to the meeting.

K. Cole moves to accept the application as complete, L. Fox seconds. The vote is 5 yes.

L. Fox moves to open the public hearing, B. McGrath seconds. The vote is 5 yes. 7:10pm

Rick presents the application. He replies to the criteria. This light manufacturing use is permitted by special exception. The operation has been a home based business for a year and it is appropriate for the area. He has his approvals from the state and federal governments. There is a small out building for brewing on a 4 acre open lot. He plans to grow hops. There are no hazards with this site and it is not a busy street. Truck deliveries go elsewhere for easy unloading, and then with a small truck he brings materials to the lot. L. Fox asks if there are any odors. No. M. Doherty confirms also there is no offensive smell.

For adequate facilities: This operation is very small where it is one barrel for one man operation. He self distributes. 200 barrels a year maximum now. B. McGrath states he contacted the liquor commission and verified this information. Rick can offer 4 oz samples to the public for free or sale. B. McGrath confirms it is a nice small operation. The Croteau's do not have any questions.

B. McGrath moves to close the hearing, M. Doherty seconds.

Discussion: K. Cole wants to know if the ZBA could change the site plan, since the process was a little backwards by going to the PB first, and what happens if the conditions are not met. J. Cardinale tells K. Cole that Code Enforcement and Building Inspection confirm conditions are met. L. Fox reads the PB conditions. The LUA explains how the conditions are checked. **The vote is 5 yes. 7:25pm.**

B. McGrath moves to approve the Special Exception, L. Fox seconds. The vote is 5 yes.

Third order of business: J. Cardinale is back on the board. The board discusses Lou Fox and Mike Doherty being reappointed to their positions for 3 years. **B. McGrath moves to recommend appointment of Lou Fox to the ZBA for 3 years, J. Cardinale seconds. The vote is 5 yes. J. Cardinale moves to recommend appointment of M. Doherty as an alternate for 3 years, L. Fox seconds. The vote is 5 yes.**

J. Cardinale moves to elect L. Fox as Chairman, B. Roy seconds. The vote is 5 yes.

L. Fox moves to elect J. Cardinale as V. Chair, B. Roy seconds. The vote is 5 yes.

J. Cardinale moves to adjourn, M. Doherty seconds. The vote is 5 yes. 7:35pm.

Minutes respectfully submitted:

Margaret Sharra, LUA *(initials)*

Minutes approved by the board on: *7/5/18*

Minutes signed by:

Lou Fox, Chair

William A. McGrath