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**Town of Boscawen NH**  
**ZONING BOARD OF ADJUSTMENT**  
**Boscawen Municipal Complex**

**MEETING MINUTES**  
**Tuesday, November 23, 2021 at 7:00 PM**

Members Present: Dr. Scott Maltzie, Chair, Dr. Gail Devoid, Tracy Jo Bartlett, Ed Cherian, Roger Sanborn, Tama Tillman

Absent: Ann Dominguez

Others present: Kellee Jo Easler, Planning and Community Development Director, Kearsten O'Brien, Planning & Community Development Assistant, Rose Fife, Recording Secretary.

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- Call to Order by Chair at 7:11 pm
- Roll Call done by Recording Secretary
- Approval of Draft Minutes 08.24.21 – A **motion** to approve the August 24, 2021 Minutes was made by Cherian, seconded by Bartlett and passed by a unanimous vote.
- Approval of 2022-2023 Meeting Schedule – A **motion** to approve the 2022-2023 Meeting Schedule was made by Cherian, seconded by Dr. Devoid and passed by a unanimous vote.

**New Business**

- A request for a **Special Exception** for a Small Restaurant/Brewery submitted by Chris and Andrea Waldron of 84 North Water Street, Map 94, Lot 31, in an AR Zone.

Board consisted of Dr. Maltzie, Dr. Devoid, and Bartlett. Cherian was designated as a voting member. Sanborn arrived at 7:17 pm. He apologized for his tardiness.

Chris Waldron and Andrea Waldron testified. They moved here in March of 2021. He is a craft beer brewer and has been doing so for 4 years. They would like to have a small restaurant and brewery. He is a registered LLC with the State of NH. He will be in 100% compliance with Town and State regulations. They will be open to public Saturday and Sunday from 12 pm to 5 pm. They will have limited hours so as not to have a large impact on the neighborhood. They have ample parking.

Board deemed their documentation/application complete.

Determination of regional impact. A **motion** that this request has no regional impact was made by Cherian, seconded by Bartlett and passed by a unanimous vote.

Cherian asked if they need a state license. Mr. Waldron said they do. He cannot get his license until he receives approval from the Zoning Board of Adjustment. Dr. Maltzie asked how many vehicles they could park. Mr. Waldron explained that his driveway would hold 14 vehicles and there would also be a spot in the front of the house as well that would fit 3 or 4 cars. It is a paved

50 driveway. Easler explained that photos were submitted and O'Brien gave a power point  
51 presentation of the photos for the Board to see.  
52  
53 Tillman asked if the abutter closest to the barn had responded to the notification. Easler had not  
54 heard from her. Cherian interjected that the abutters have been notified. Ms. Waldron explained  
55 that in addition to the abutter's notification from the town, she also sent out a letter to the abutters.  
56 Ms. Tillman feels that the abutters should respond. Easler explained that it was the abutter's choice  
57 to respond or not to respond.  
58  
59 Mr. Waldron explained that seating will be behind the barn. Dr. Maltzie asked if they would have  
60 any entertainment or music.  
61  
62 Tillman thought they should have to come back to the Board to ask for extended hours. Easler  
63 explained the process and that any changes would have to come back to the Board to amend the  
64 original request.  
65  
66 Mr. Waldron explained that the hours would be Saturday and Sunday to the public. During the  
67 week it would be production. Tillman asked if they would take orders and have people come and  
68 pick it up or have them deliver to customers. Mr. Waldron explained that he would be distributing  
69 to local stores. Bartlett asked if their property would have the capacity for seating people based  
70 on a 5 people per car basis with room for 14 cars. Mr. Waldron explained that they would  
71 encourage people to bring their own chairs.  
72  
73 Dr. Maltzie asked if they would have any spaces designated for handicapped parking. Mr. Waldron  
74 said any of the parking in the front of his driveway would be accessible. Mr. Waldron stated he  
75 would designate handicap spaces. Bartlett asked how many employees. Mr. Waldron said it would  
76 just be he and his wife.  
77  
78 Sanborn asked if he used a lot of heat in making the alcohol as it brewed. Mr. Waldron explained  
79 that it is boiled. Sanborn asked how big a vat he uses. Mr. Waldron said he uses a 3 barrel system,  
80 91 gallons.  
81  
82 Easler and O'Brien looked up the parking formula in the Zoning Ordinance and explained. The  
83 formula is 1 space per 100 s.f. of gross floor area. The building is 625 s.f. so they would need 2  
84 handicapped spaces. Bartlett asked if the restroom is handicapped accessible as well. Ms. Waldron  
85 said it was.  
86  
87 Criteria: SE:  
88 1. The requested use does not impair the integrity or character of the zoning district, nor be  
89 detrimental to public health, morals, or general welfare. A **motion** to approve criteria #1  
90 was made by Sanborn, seconded by Cherian and passed by a unanimous vote.  
91 2. The specific site is an appropriate location for the proposed use and the character of  
92 adjoining uses will not be adversely affect. A **motion** to approve criteria #2 was made by  
93 Sanborn, seconded by Bartlett and passed by a unanimous vote.  
94 3. No demonstrable diminution in value to surrounding property will result. A **motion** to  
95 approve criteria #3 was made by Sanborn, seconded by Dr. Devoid and passed by a  
96 unanimous vote.  
97 4. No undue traffic, nuisance or unreasonable hazard will result. Sanborn asked if the trucks  
98 could come in and turn around in their drive. Mr. Waldron explained that there is space to

99 turn around. A **motion** to approve criteria #4 was made by Sanborn, seconded by Dr.  
100 Devoid and passed by a unanimous vote.  
101 5. Adequate and appropriate facilities will be provided for the proper operation and  
102 maintenance of the proposed use. A **motion** to approve criteria #5 was made by Bartlett,  
103 seconded by Sanborn and passed by a unanimous vote.  
104 6. The proposed use has an adequate water supply and sewage system and meets all applicable  
105 requirements of the State of NH. Mr. Waldron explained he has one bathroom and it is  
106 handicapped accessible. A **motion** to approve criteria #6 was made by Sanborn, seconded  
107 by Bartlett and passed by a 4-1 vote with Dr. Devoid in the minority. Dr. Devoid's concern  
108 was with the one bathroom. As the business grows, or if they decide to have a family, there  
109 may be an overload on their existing septic.

110  
111 Easler asked if they had a well or Boscawen Water Precinct. Mr. Waldron said they have a well.  
112 Bartlett asked where the residual liquid/contents would go after they brewed. Mr. Waldron will  
113 have a separate area.

114  
115 In favor: Kevin Hartshorn, 433 High Street. He has met with the Waldron's and tried his brew.  
116 It's a fantastic opportunity, especially if it is distributed at local stores.

117  
118 Cherian noted that there was a letter in the file dated 11.15.21 from Charles and Mabel Niebling  
119 of 10 Queen Street. They are in favor of the request.

120  
121 Residents in favor: none.

122  
123 In opposition: none.

124  
125 Residence in opposition: none.

126  
127 Public hearing was closed at 7:41 pm.

128  
129 Special Exception:  
130 A **motion** to approve the request for a brewery and restaurant to operate on Saturday and Sunday  
131 with the hours of 12 pm to 5 pm was made by Cherian and seconded by Sanborn. Dr. Devoid  
132 wanted to be sure he was stipulating Saturday and Sunday. Cherian reiterated that he was  
133 stipulating what was given in testimony. Motion passes by a unanimous vote.

134  
135 • Next Meeting: December 28, 2021

136  
137 O'Brien sent out a survey that she would like to have the board complete.

138  
139 A **motion** to adjourn at 7:45 pm was made by Dr. Devoid, seconded by Bartlett and passed by a  
140 unanimous vote.

141  
142 *Respectfully submitted,*  
143 *Rose Fife Recording Secretary*