

**Town of Boscawen
Planning Board – 2022 Technical Review Committee
Boscawen Municipal Complex
Final Meeting Minutes
Tuesday May 17, 2022**

Members Present: Kellee Jo Easler—Chair; Mark Varney—Planning Board Chair; Charles Bodien—Building Inspector; Jason Killary—Police Lieutenant; Dean Hollins—Public Works Director; Timothy Kenney—Fire Chief; and Alan Hardy—Code Enforcement Officer

Staff present: Kearsten O’Brien—Deputy Planning and Community Development Director; Kara Gallagher—Planning and Community Development Clerk; Katherine Phelps—Town Administrator

Others present: Christopher Waldron—Applicant; and Mabel Niebling—Abutter

Chair Easler called the meeting to order at 9:00 a.m.

PCD Clerk Gallagher completed roll call.

Minutes: Code Enforcement Officer Hardy motioned to accept the draft minutes as presented from April 12, 2022. Seconded by Fire Chief Kenney. All in favor. None opposed.

New Business: PCD Clerk Gallagher read the public notice as follows: Notice is hereby given in accordance with NH RSA 676:4, I, D1 & 674:43 (III) and the Town of Boscawen Land Development Regulations that the Technical Review Committee will meet on Tuesday, May 17th, 2022 at 9:00 am at the Boscawen Municipal Complex, 116 North Main St, during a *regular meeting* of the committee to hear an Application for **Minor Site Plan Review for Small Restaurant/Brewery**, submitted by **Great Blue Brewing Company, Christopher and Andrea Waldron, 84 North Water Street, Boscawen, NH 03303**, with a location of **Map 94 Lot 31**, located in an **Agricultural zone**. Upon a finding by the Committee that the application meets the submission requirements of the Zoning Ordinance and the Land Development Regulations, the Committee will vote to accept the application as complete and a Public Hearing on the merits of the proposal may follow. Should a decision not be reached at the public hearing, this application will stay on the Technical Review Committee agenda until such time as it is either approved or disapproved.

Chair Easler asked if the application has been completed. Deputy PCD Director O’Brien said it had.

Planning Board Chair Varney motioned to accept the application as complete. Seconded by Police Lieutenant Killary. All in favor. None opposed.

Chair Easler asked if there would be any regional impact.

Code Enforcement Officer Hardy motioned that there would be no regional impact. Seconded by Planning Board Chair Varney. All in favor. None opposed.

Chair Easler opened the Public Hearing at 9:05 a.m.

Chair Easler introduced Mr. Waldron and asked Mr. Waldron to present his application. Mr. Waldron thanked the Committee for having him and helping him through the process thus far. He explained that he has recently received the Federal Brewer's Notice. The next step is to gain approval from the town, and then State Licensing. Once these are received the business will be able to proceed with opening. He described to the Committee why he and his wife wanted to open a brewery and why they are passionate about this business.

Chair Easler asked if there were any questions from the Committee members. Police Lieutenant Killary asked if there would be any additional employees on site other than Mr. and Mrs. Waldron. Mr. Waldron said not at this time, but it is something they will consider down the road if needed. There might be volunteers for the opening. Police Lieutenant Killary asked if this is also going to be a restaurant. Mr. Waldron replied they will be providing finger foods, pretzels, wings, etc. Police Lieutenant Killary clarified that Great Blue Brewing Company will be serving craft beer, and asked if they will be serving flights, full pours, or both. Mr. Waldron responded that the license will only allow two full pints or two flights. Police Lieutenant Killary asked if everyone that will be serving the beer will have taken a NH certification course for servers. Mr. Waldron replied yes. Fire Chief Kenney asked if the fire alarm system will be local or central stationed monitored. Mr. Waldron said local. Building Inspector Bodien said that he had already spoken with Mr. Waldron about pulling a permit for what he called a "fit up". Chair Easler mentioned that Mr. and Mrs. Waldron were approved for a Special Exception in November of 2021. The hours of operation will be 12:00-5:00 p.m. Planning Board Chair Varney asked to make a note that according to the Department Head letters there were no issues, other than no parking on the street.

Chair Easler discussed the following waivers presented in the application: 23, 25, 30, 31, 33, 36, 37, and 38.

Code Enforcement Officer Hardy motioned to accept the waivers as presented. Seconded by Planning Board Chair Varney. All in favor. None opposed.

No comment from abutters or public.

Chair Easler closed the Public Hearing at 9:12 a.m.

Planning Board Chair Varney motioned to accept the Minor Site Plan Review with the waivers. Seconded by Code Enforcement Officer Hardy. All in favor. None opposed.

Motion to adjourn made by Planning Board Chair Varney. Seconded by Fire Chief Kenney. All in favor. None opposed.

Respectfully submitted by Kara Gallagher.