



**TOWN OF WAKEFIELD, NEW HAMPSHIRE
PLANNING BOARD**

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**MINUTES OF THE PUBLIC HEARING
February 7, 2013**

Final Copy

MEMBERS		ALTERNATES		STAFF	
John Blackwood, Chairman	X	Richard DesRoches		Michelle MacDonald, Secretary	X
Paul Winckler, Vice-Chairman	X	Doug Stewart	X	Arthur Capello, Bldg. Inspector	
Charlie Edwards, Selectmen's Rep	X	Gerard Levesque	X	Mike Garrepy, PB Consultant	
Stephen Royle	X			Rick Sager, Town Attorney	
Tom Dube	X				

Attendees present: George Szirbik, Bryan Berlind, Dee Dee Ford, Richard Ford, Lawrence Edwards.

Chairman Blackwood opened the meeting at 7:00pm

PUBLIC COMMENT

There was no Public Comment

CORRESPONDENCE AND MISCELLANEOUS

- **Richard & Dee Dee Ford-** Preliminary Discussion for Nano Brewery on property

Chairman Blackwood invited Richard and Dee Dee Ford to approach the table. Mr. Ford passed a handout to the Board that explained about the Brewery (copies available in the Land Use Office during normal business hours). Mr. Ford stated he and his wife desired permission from the Planning Board to operate a home based business. Mr. Ford continued with he and his wife are home brewers of beer and wine. The Fords currently make beer and wine in 5 gallons batches for their own consumption. Mr. Ford mentioned they would like to consider a home based business which would be a Nano Brewery. Mr. and Mrs. Ford talked briefly about the license needed for a Nano Brewery. Mr. Ford stated they would be brewing 25 to 30 gallons of beer at a time in a kettle. The bottles would then be self-distributed to stores, restaurants and farmers markets.

Mr. Ford mentioned all brewing business would be conducted on premises in a separate building than the primary residence which is a Federal requirement. Mr. and Mrs. Ford talked briefly about the Federal and State requirements.

This is a lengthy process and could take up to a year before they could produce the beer or wine to sell. Mr. Ford mentioned he had spoken with the Chief of Police and the Captain of the Fire Department, which both had no objections to the proposal. Mr. Ford asked the Board if they had any questions.

The Board had a brief discussion as to where the property is located. Chairman Blackwood asked if they were going to use the barn for the brewery. Mr. Ford replied yes. Mr. Edwards felt this was a great idea. Mr. Blackwood asked how many types of beer would be produced. Mr. Ford stated not more than 4 or 5 at a time. Mr. Winckler asked if they would have taps on the premise. Mr. Ford stated they could only give 4oz samples and have sales on the premise; they could not pour beer from taps.

Mr. Levesque asked about fumes and odors. Mr. Ford stated he felt the fumes would be small in nature. They may smell the grain (hops) while brewing. Mr. Ford mentioned they wanted this application to include wine as well. The Board and the Fords had a brief discussion. Mr. Levesque asked about waste water. Mr. Ford stated they were planning to establish a dry well only for a bad batch or washing out the kettles. Mr. Ford mentioned all of the cleaning supplies that are used are non-toxic. The Board and the Fords had a discussion. The Planning Board wished them luck in their endeavors.

PUBLIC HEARING

- **George Szirbik**, applicant has filed a Boundary Line Adjustment Application for property located on Veazey Point Road and Veazey Cove Road – Wakefield – Tax Map 141, Lot 40 and involving TM 141-5, TM 141-13, TM 141-6, TM 141-30, TM 141-34, and TM 141-35. **This hearing is a continuance from the January 17th meeting.**

Chairman Blackwood invited George Szirbik and Bryan Berlind to approach the table. Mr. Berlind mentioned this was a continuance from the January 17th meeting and showed the Board the revised plans with the corrections (available in the Land Use Office during normal business hours). The Board and Mr. Berlind had a lengthy discussion about the revised plans.

Mr. Berlind stated Schier is going to consume the road. Note on plan reads “line will be abandoned, see note A. Note A reads; only ownership is abandoned. The easements for all other applicants are still there. The Board had a discussion about easements. Mike Garrepy reviewed the plan but was not in attendance for this meeting. The memo received from Mr. Garrepy reads as follows; “I have reviewed the revised plans for George Szirbik and find the revisions to be acceptable. I would recommend plan approval however I would advise that the Board make a note for the record that the road frontage requirements, per the zoning ordinance, are met/preserved with this plan as presented.” The Board had a discussion. Mr. Dube stated for the record, nobody’s road frontage on Veazey Point is affected by this lot line adjustment. A motion was made.

MOTION: To approve the application with no conditions
Made By: Paul Winckler
Seconded By: John Blackwood
Discussion: None
Vote: Unanimous

BOARD BUSINESS

- Abutter fees –

Michelle MacDonald mentioned to the Board the postage, certified letter, and return receipt fees have been increased. We are currently charging \$6.00 for abutter fees, with the increase from the Federal level we need to increase the fee to \$6.50. Mrs. MacDonald stated if the Board chose to increase these fees they will have to hold a public hearing. The Board had a discussion. The Board agreed to hold a public hearing on March 7th.

- Plans were signed by the Board for both George Szirbik and T.A. Dube Construction.

OLD BOARD BUSINESS

- **Lawrence Edwards** – issue related to the remaining land left over after the October 8, 1987 subdivision of land of Edwards and Rogers

Chairman Blackwood invited Lawrence Edwards to approach the table. The Board at the January 10, 2013 meeting discussed the issue created by the notification on the May 12, 1988 subdivision plan which provides that “land remaining in 1164-341 C.C.R.D. this side of the river to become part of the other land of Edwards and Rogers 1164-343 C.C.R.D. and determined that it would not be an issue signing a new Mylar with the notification removed that would supersede the prior plan recorded.

Mr. Edwards stated John Knight; licensed Surveyor had given up his license. Mr. Edwards spoke with Bryan Berlind from Land-Tech who stated he would have to survey the land. Mr. Edwards’s concern was that the land could be surveyed again but this would not remove the wording from the plan. The Board and Mr. Edwards had a discussion.

Mr. Edwards stated the title company wants the wording removed from the plan and he needs the Planning Board to accomplish this. The Board had a discussion about the removal of the verbiage on the plan. Mr. Edwards stated there was never a boundary line agreement done with the subdivision back in 1988. Mr. Winckler stated they should have a public hearing to remove the verbiage.

Mr. Edwards stated his attorney told him he did not need a new plan; he just needed the proposed findings and rulings his attorney wrote (available in the Land Use Office during normal business

hours) to be filed with the current plan at the Carroll County Registry of Deeds. The Board had a discussion. Charlie Edwards asked Lawrence Edwards if the urgency was due to the fact he had a buyer already and would another meeting hold him up. Lawrence replied yes. Charlie felt the Board should just remove the wording.

Mr. Winckler felt the Board should have Rick Sager, Town Attorney review this. Charlie Edwards stated there was no money available for Mr. Sager to review the issue at hand and thought the Board needed to take more responsibility. The Board had a discussion. Mr. Dube stated Mr. Edwards' deed includes both pieces and Mr. Edwards has been paying taxes on both pieces since 1988. Mr. Blackwood stated the Board should remove the wording from the plan. Mr. Royle asked if the Board needed to generate a letter stating how the Board voted. Mr. Blackwood stated the new deed will reflect this change. The Board had a discussion. A motion was made.

MOTION: Map 68, Lot 3 on the Town's current tax map remain one lot per subdivision dated September 1987. Land remaining in 1164-341, CCRD on easterly side of the river to remain part of 1164-341 and to become part of Lot 11 as shown on Subdivision of Lands of Lawrence G. Edwards and Ronald R. Rodgers dated April 1988, recorded at the Carroll County Registry of Deeds, Plan Book 112, Page 31, and is subject to the further condition that Lot 11 and the land remaining on the easterly side of the river are to be hereinafter conveyed as a single lot unless and unless further subdivided by the Planning Board.

Made By: Tom Dube

Seconded by: Paul Winckler

Discussion: Lawrence Edwards asked if the proposed findings and rulings could be incorporated into the minutes. The Board agreed and approved the same a copy of which is attached hereto.

Vote: Unanimous

APPROVAL OF MINUTES

MOTION: To approve the minutes of January 17th as written.

Made By: Tom Dube

Seconded By: Paul Winckler

Discussion: None

Vote: 4 in favor, Steve Royle abstained

ADJOURNMENT

MOTION: To adjourn the meeting at 8:25 pm
Made by: Tom Dube
Seconded by: John Blackwood
Discussion: None
Vote: Unanimous

Respectfully submitted,

Michelle MacDonald

Michelle MacDonald
Planning Board Secretary