



TOWN OF WAKEFIELD, NEW HAMPSHIRE  
LAND USE DEPARTMENT

2 HIGH STREET  
SANBORNVILLE, NEW HAMPSHIRE 03872  
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MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING  
18 November 2013

Approved  
17 March 2014

MEMBERS		ALTERNATES		OTHERS	
Doug Stewart, Chairman	X	Sharon Theiling	X	Nathan Fogg, Land Use Clerk & Code Enforcement Officer	X
George Frothingham, Vice Chairman	X	John Napekoski	X		
Cecille Arnone	X	Steve Brown	X		
Judy Sjostrom	X				
John Crowell	X				

Also present were: Cheryl Scott, David Guttadauro, Dwight Feyler, Gayle Feyler, Ruben Knisley, Stephen Royle, & Lucas Ward (videographer)

CALL TO ORDER

1. Chairman Stewart called the meeting to order at 7:00pm following the Pledge of Allegiance.

ROLL CALL & SEATING OF MEMBERS

2. The members and alternates stated their names for the public. All regular members and alternates were present. The regular members were seated as the voting board.

PUBLIC HEARING

3. Tumbledown Family Farm LLC, Use-Variance Application for a Brew Pub to be located in the Dow Academy Building, 11 Meadow Street, TM 179-132
4. Chairman Stewart reviewed the procedure for the Public Hearing.
5. The board reviewed the application package.

MOTION: To accept the application as complete.  
Made By: George Frothingham  
Seconded By: Ceily Arnone  
Discussion: None  
Vote: 5-0 in favor of the motion

6. Chairman Stewart asked the applicant to explain the application. D Guttadauro explained the overall concept for the property including a Café, Bakery, Farm Store, and Brew Pub. They intend to have the complex look like a "farm plaza". They intend to connect the buildings, remove parking in front of the buildings to have a porch and green area. Displaced parking would be moved out behind the restaurant building.
7. They initially intend to have a seven barrel capacity, brewing 3 barrels at a time.
8. ZBA members asked about:
9. Smell. D Guttadauro stated that he had visited brew pubs of different sizes and hadn't noticed any odor. The brewery would be sectioned off from the pub restaurant area;
10. Hours would be similar to the Poor Peoples Pub;
11. Parking would likely be expanded from 40 spaces to 60 or 70 spaces with the additional parking out back;
12. Brewing would take place 3 days a week. The Brew Pub would be open 7 days a week.
13. Chairman Stewart thanked D Guttadauro for his presentation. He cautioned the ZBA that although the plan for the entire complex had been reviewed, the ZBA should only be considering the application at hand to open a Brew Pub in the Dow Academy building.
14. It was noted that the Dow Academy was an historic building, although not on the National Register of Historic Places. There is not a great deal of historic features left within the building after many renovations for different businesses. The Dow Academy sign on the front of the building may have been placed there in the 1980's and is not historic.
15. Chairman Stewart opened the public input portion of the hearing.
16. The Feylers both spoke in favor of granting the Use-Variance. They feel it will be an asset to the community, make the downtown greener, and add local jobs.
17. Mr Knisley spoke in favor of the application. It will be an asset to downtown and he hopes that they will sell their product at the Poor Peoples Pub.

- 18. Chairman Stewart closed the public input portion of the hearing.
- 19. C Arnone feels that the proposal will be progressive for the town and is in favor of the application.
- 20. S Theiling believes that it will be good for the town. The proposal is an improvement over what is there currently.
- 21. G Frothingham is in favor of the application.
- 22. D Stewart is in favor of the application because the use is very close to what is currently allowed in zoning.
- 23. J Napekoski is not in favor of the proposal. We do not need more pub type establishments in town.

MOTION: That the ZBA has considered and feel that the five criteria have been met and therefore the Use-Variance be granted for this application to allow a Brew Pub at 11 Meadow Street, TM 179-132.

Made By: Ceily Arnone  
 Seconded By: George Frothingham  
 Discussion: None  
 Vote: 5-0 in favor of the motion

- 24. Chairman Stewart asked if there were any conditions to be placed on the approval.
- 25. N Fogg spoke to the Liquor Commission earlier in the day. If the manufacturing should exceed 2,500 barrels annually, the Commission would switch them from a Brew Pub to a Brewery and Restaurant. N Fogg suggested a condition be placed on the approval that: "Should manufacturing exceed 2,500 barrels annually, the owners shall seek another variance to become a "Brewery", or other appropriate use."

MOTION: To add the condition presented by N Fogg to the Use-Variance Approval.

Made By: Ceily Arnone  
 Seconded By: George Frothingham  
 Discussion: This would give the ZBA a change to review the operation and make sure that it still 'fit' in the location.  
 Vote: 5-0 in favor of the motion

OLD BUSINESS

26. Board Reorganization. Chairman Stewart noted that both he and G Frothingham planned to become alternates to allow alternates to become members. He feels due to the lack of frequency that he and G Frothingham could stay on through March, when terms expire, and make changes at that time, but he was open to other opinions or suggestions.

27. Members and Alternates agreed by consensus that this would be a good course of action. Any reorganization of the ZBA would be tabled until March.

OTHER BUSINESS

28. None.

APPROVAL OF MINUTES

MOTION: To approve the 20 May 2013 minutes as printed.  
Made By: George Frothingham  
Seconded By: Ceily Arnone  
Discussion: None  
Vote: 5-0 in favor of the motion

ADJOURNMENT

MOTION: To adjourn the meeting at 7:34 pm  
Made by: Doug Stewart  
Seconded by: Judy Sjostrom  
Discussion: None  
Vote: 5-0 in favor of the motion

Respectfully submitted,  
Nathan Fogg  
Town of Wakefield NH  
Land Use Clerk