

**Town of Carroll  
Zoning Board of Adjustment  
92 School Street  
Twin Mountain, NH 03595  
Meeting Minutes  
March 9, 2023  
6:30 P.M.**

A meeting of the Zoning Board of Adjustment was held at the Town of Carroll Town Hall Community Room.

**Members Present:** Chairman Aaron Foti, Karen Moran, Janet Merner

**Public Present:** There were six members of the public present.

**Minutes Taken by:** Karen Moran, in lieu of a secretary

**Agenda Item #1** Meeting **Called to Order** at 6:38 P.M. by Chairman Foti

**Agenda Item #2** **Pledge of Allegiance**

**Agenda Item #3** **Roll Call**- Aaron Foti, Karen Moran, Janet Merner

**Agenda Item #4** **Approval of minutes** Karen motioned to approve the November 10, 2022 minutes, Aaron Foti seconded. All 3 members voted in favor. There were no meetings required to be held in December 2022, January 2023, or February 2023.

**Agenda Item #5** **Unfinished Business**- There was a brief discussion about the checklists, which have been red-lined by the attorney as recommended additions or adjustments. Janet offered to review the proposed edits.

**Agenda Item #6** **Public Hearing**  
Chairman Foti opened the public hearing and described the application.  
Chairman Foti verified the requirements of the secretary's report on the application and it was deemed complete.  
Application for a special exception from article IV, section 403 was reviewed by the Applicant

- Applicant Kevin Smith informed the board that he intends to purchase the building at 603 Route 3 South and perform light manufacturing in the form of a microbrewery in Unit 1 which is currently the restaurant. This use is allowed by Special Exception according to the ordinance.
- Review of section 403 has no specific section related to light manufacturing- applicant intends to install a microbrewery. No immediate intention to sell the beer to the public on site at this time.

- Septic system discussion regarding the grey water disposal, the design of the existing system had been for a restaurant-that will not be impacted by the grey water disposal. Existing system approved by DES in 1999 was for 1 restaurant and 2 retail spaces.
- Spent grain, as the only other waste, will be trucked offsite.
- Question of odor was that there should be no offensive odor, only possible smell is the grain boiling.

Chairman Foti invited further questions from the board, there were none.

Chairman Foti invited members of the public to comment. No members of the public chose to speak at this time.

Chairman Foti closed the public part of the hearing and moved toward deliberation.

- The criteria for the Special Exception were reviewed individually and discussed, with the board determining that the applicant met each.
  - The proposed use shall not adversely affect the capacity of existing or planned community facilities.
  - The proposed use shall not adversely affect the character of the area affected.
  - The proposed use shall not adversely affect the traffic on roads and highways in the immediate vicinity.

Janet Merner motioned to accept and approve the application for the special exception, Karen Moran seconded. No discussion was had. All 3 voted in favor carrying the motion to approve the Special Exception application. Chairman Foti informed the applicant that a written notice of decision will be provided within five days. The Chairman informed the applicant that there is a 30-day appeal period.

## **Agenda Item #7**

### **New Business**

#### **Bretton Woods Property Owners Association (BWPOA) Trash and Recycling Facility**

- Austin Alvarez discussed with the ZBA that the trash and recycling containers behind the Bretton Woods Sports Complex have been identified by the NH Department of Environmental Services as not compliant with their waste services division.
- Hours of operation at the Carroll Transfer Station do not coincide with the needs of guests at the Bretton Woods properties.
- Discussion regarding the relocation of the facilities to properties within Bretton Woods as well as the boundaries of the Village District took place
- Discussion that the facilities should be considered public utility and further review by the ZBA, at this time, is not required.
- Review by the Planning Board was recommended.

#### **Election of officers**

Election of Officers was postponed until the next scheduled meeting, due to the Town meeting/voting to be held March 14, 2023.

## **Agenda Item #8**

### **ZBA Rules of Procedure**

Because two of the five members were unavailable, discussion of any adjustments to the Rules, or the checklists, was postponed until the next scheduled meeting.

**Agenda Item #9**

Karen Moran motioned to adjourn the meeting, Janet Merner seconded the motion. All in favor. The Chairman adjourned the meeting at 7:32 P.M. The next meeting date will be determined by the Chairman.