

WOLFEBORO ZONING BOARD OF ADJUSTMENT
Monday, December 7, 2015
7:00 PM
WOLFEBORO PUBLIC LIBRARY MEETING ROOM

Call to order:

A. Appointments:

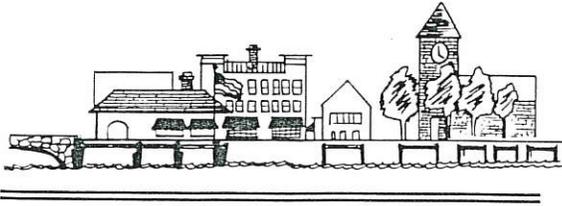
1. TM# 71-4
Case # 11-V-15
Applicant: Graham Combes
Variance
Agent: Kurt DeVylder, Esq.
82 Haines Hill Road

B. Consideration of Minutes:

1. 19 October 2015

C. Workshop - The Essential Elements of an Appeal from an Administrative Decision

D. Other Business:



ZONING BOARD OF ADJUSTMENT

*Town of
Wolfeboro*

PUBLIC NOTICE
ZONING BOARD OF ADJUSTMENT
WOLFEBORO, NEW HAMPSHIRE

Notice is hereby given that the Zoning Board of Adjustment will meet on **Monday, 7 December 2015** at **7:00 PM** in the Wolfeboro Public Library Meeting Room to conduct the following business:

TM# 71-4
Applicant: Graham Combes

Case # 11-V-15

Public Hearing for an Variance from Article 175, Section 125 of the Wolfeboro Planning & zoning Ordinance for the operation of a 20 barrel brewery with occasional tours or events related thereto. This property is located at 82 Haines Hill Road. A site visit will be held at approximately 4:15 pm prior to the hearing.

If there is anyone with a disability needing modifications and/or auxiliary aid to access this meeting, please notify the Planning Department at 569-5970 at least 72 hours prior to this meeting.

Posted: 19 November 2015
Wolfeboro Town Hall, Wolfeboro Public Library
Granite State News: Edition 19 November 2015

South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894

(603) 569-5970



WINTER REMINDER

The Bus leaves the
TOWN HALL LOT

Parking lot at 4:00 PM!

1. TM# 71-4
Case # 11-V-15
Applicant: Graham Combes
Variance
Agent: Kurt DeVlyder, Esq.
82 Haines Hill Road
4:00 pm



*Town of
Wolfeboro*

Planning and Development

MEMORANDUM

DATE: December 1, 2015

To: Zoning Board of Adjustment

From: Robert T. Houseman, Director of Planning and Development

Subject: Variance, request for relief from ARTICLE X, §175-81 of the Wolfeboro Planning and Zoning Ordinance

Initiated by: Graham Combes

Owner: Timothy Ciassulli

Agent: Kurt DeVlyder, Esq.

Tax Map: 71-4

Case #: 11-V-15

Planner's Remarks: The applicant is seeking a Variance to Section 175-125 in order to allow the conversion of an existing garage/outbuilding to a 20 barrel brewery as licensed under RSA 178:12, attached for your reference.

The proposal includes:

- A proposed driveway access off NH Rte. 28/Center Street (NHDOT Driveway permit will be required as part of the Site Plan Review Permit process if the variance is granted).
- Hours of operation are defined as daytime hours
- Production is proposed to be 4,000 (approx.) barrels annually.
- Monthly deliveries of bulk supplies by tractor trailer.
- Twice weekly shipments of finished products in refrigerated box truck.
- Employment is anticipated to be 3 onsite employees and two



traveling sales representatives

- Onsite sales of "growlers" (large sealed bottle of beer, 32-64 oz) is proposed to be Monday through Saturday 3-5 PM.
- Bimonthly brewery tours on Saturday at 1:00 PM.
- The applicant also mentions a future use of an "Amish Barn" for banquets and receptions. This shall require a separate variance application since this application is limited the proposed brewery.

The property is located in the Residential/Agricultural District. Below please find the applicable provisions of the Wolfeboro Planning and Zoning Ordinance:

Article XX. Residential/Agricultural District

[Amended 3-14-2006 ATM by Art. 2; 3-11-2008 ATM by Art. 3; 3-9-2010 ATM by Art. 2; 3-9-2010 ATM by Art. 5]

§ 175-122. Purpose and intent.

The Agricultural District represents the portion of the Town furthest from the core services and due to its remoteness, steep slopes and similar limiting factors, should have a very low intensity of use in order not to permanently damage the land, not to cause undue burdens on the Town for providing municipal services and to prevent scattered and premature development. In these areas, the primary land use will be low-density residential, agricultural and farming.

§ 175-123. Dimensional controls.

Dimensional controls shall be as follows:

A. Minimum lot area: 217,800 square feet.

B. Minimum lot frontage: 400 feet.

§ 175-124. Setback requirements; height requirements.

A. Setback requirements.

(1) Front yard (street): 30 feet.

(2) Side yard: 25 feet.

(3) Rear yard: 25 feet.

B. Maximum height permitted: 30 feet, for structures with roofs with a pitch of less than 10/12, and 35 feet if 10/12 or greater. However, the height restrictions shall not apply to appurtenant structures, such as church spires, belfries, cupolas, domes, chimneys, flagpoles, antennas or similar structures; provided, however, that no such structure shall exceed a maximum footprint of 144 square feet.

C. No building shall be closer than 20 feet to any other building on the same lot, except for private garages.

§ 175-125. Permitted uses.

A. One of the following dwelling unit structures is permitted per lot:

(1) One single detached dwelling per lot.

(2) One single detached dwelling per lot with one accessory apartment.

B. Accessory structures.

C. Accessory uses.

D. The seasonal, outside storage of items of personal property on residential lots, provided that such items must be placed on the lot to the side or rear of the dwelling, but their use for living and/or business while so stored is prohibited.

E. One home occupation, occupying up to 500 square feet of the single-family dwelling (requires TRC approval).

F. The keeping or harboring of all livestock in accordance with the New Hampshire Department of Agriculture's Best Management Practices.

G. Farm, agriculture, farming.

H. Veterinarians, animal hospitals.

I. No more than two signs per business, including add-on signs, each not over 16 square feet in area.

J. Accessory uses.

K. Horticultural establishments.

§ 175-126. Special exception uses.

Uses which may be permitted by special exception shall be as follows:

A. Churches on lots with frontage on a state-numbered highway.¹

B. Conversion of a single-family dwelling unit existing as of March 10, 1987, into a bed-and-breakfast, subject to sign provisions.¹

C. Home occupation with no more than two employees.¹

D. Recreational use.¹

E. Public utility lines, substations, radio or television transmission facilities and the like.¹

F. Cemeteries for human beings.

G. Contractor's yards, light;¹ provided, however, that the following additional criteria are met:

(1) The lot is a conforming lot of record and has lot frontage on a state numbered highway (NH Route 28).

(2) That the proposed use, including all improvements, is set back 100 feet from the front property line (state numbered highway), and at least 75 feet from all other lot lines.

(3) The setback areas shall be reserved as a vegetative buffer. The vegetative buffer, naturally occurring or planted, shall be of sufficient

density that the contractor's yard activities cannot be observed through the buffer at any time of the year.

(4) The Planning Board may approve alternative screening; provided, however, that it accomplishes the intent of the vegetative buffer required above.

(5) Access to the proposed use is limited to a NHDOT and Town-approved single drive cut, having a maximum width of 40 feet, on a state numbered highway (NH Route 28).

(6) No parcel within 1,000 feet of another parcel used for a contractor's yard shall be used as a contractor's yard.

(7) One sign, no larger than 15 square feet, shall be permitted.

(8) Bulk storage of salts, and materials containing salts, commonly used for snow and ice removal, bulk fertilizers and other leachable material shall not be exposed to precipitation and shall be stored on a permanent impermeable surface to prevent ground infiltration. A setback of 50 feet from wetlands is required for bulk storage.

NOTE: ¹Requires Planning Board approval under the provisions of RSA 676:4.

If the Board, after its deliberations on the case, considers approving this application Staff would recommend that the ZBA consider the following conditions of approval:

1. All of the documentation submitted in the application package by the applicant and any requirements imposed by other agencies are part of this approval unless otherwise updated, revised, clarified in some manner, or superseded in full or in part. In the case of conflicting information between documents, the most recent documentation and this notice herein shall generally be determining.

2. The application, as submitted to the ZBA, may not satisfy the submittal requirements for a Site Plan Review.

3. The Notice of Decision shall be recorded at the Carroll County Registry of Deeds and the applicant shall pay all recording fees.

4. This Variance shall be valid if exercised within 2 years from the date of final approval, or as further extended by local ordinance or by the zoning board of adjustment for good cause.

I hope this information provides you with some assistance. Please call me if you have any questions or need additional information.

178:12 Beverage Manufacturer License. –

- I. Beverage manufacturer licenses shall authorize the licensee to manufacture beverages within the state and to sell the beverages manufactured to wholesale distributors.
- II. The holder of a beverage manufacturer license may be issued one on-premises license for the manufacturer's premises, providing all requirements of the license are fulfilled. The annual fee for each license issued under this section shall be as required under RSA 178:29.
- II-a. The holder of a beverage manufacturer license may sell beverage samples to visitors of legal drinking age for consumption on the premises where the beverages were manufactured. Sales of samples for consumption on the premises shall be limited to one 4-ounce glass per label per person.
- III. The holder of a beverage manufacturer license may operate a hospitality room on the premises in which the licensee may make available to employees and visitors of legal drinking age for on-premises consumption free of charge samples of beverages manufactured or distributed in the United States by the beverage manufacturer. The hospitality room shall require commission approval in respect to its location, service facilities, and seating arrangements.
- IV. (a) The holder of a beverage manufacturer license may sell beverages manufactured on its premises or manufactured by the licensee at a host brewer facility to:
 - (1) The licensee's employees who are of legal drinking age at such discounts as are customary in the business;
 - (2) The general public for off-premises consumption in quantities not to exceed a single 15.5 gallon keg or the equivalent of one case of 12 ounce containers per person per day; or
- (b) A holder of a beverage manufacturer license who manufactures 15,000 barrels or less during its licensing period may elect to distribute its beverages directly to retail licensees and/or to distribute its beverages pursuant to RSA 180, provided that total in-state direct retail sales do not exceed 5,000 barrels.
- IV-a. A holder of a beverage manufacturer license may transport its products to a farmers' market, and may sell such products at retail in the original container.
- V. Beverage manufacturers shall pay a fee as required by RSA 178:26 for each gallon of beverage sold or provided under paragraphs III and IV.
- VI. The holder of a beverage manufacturer license may sell beverages manufactured on its premises or manufactured by the licensee at a host brewer facility to New Hampshire wholesalers, subject to the conditions of RSA 180.
- VII. Beverage manufacturers may hire representatives to promote their products, who shall carry a copy of the beverage manufacturer's license and

a letter authorizing them to conduct business for the manufacturer on their person at all times when conducting the beverage manufacturer's business. VIII. Each beverage manufacturer shall have the right to transport the beverage it manufactures in barrels, kegs, bottles, or other closed containers within the state for sale to licensees and to the state border for transportation and sale outside the state.

IX. The holder of a beverage manufacturer license may act as a host brewer for one or more tenant brewers licensed under RSA 178:12-b.

X. The holder of a beverage manufacturer license may be issued a tenant brewer license under RSA 178:12-b if the licensee meets the requirements of RSA 178:12-b. Beer or specialty beer produced or packaged by a beverage manufacturer as a tenant brewer at a host brewer facility shall be included in the production and sales limits in subparagraph IV(b).

Source. 2003, 231:13. 2007, 20:3. 2012, 140:2, eff. Aug. 6, 2012. 2014, 200:3-5, eff. July 1, 2014. 2015, 9:4, eff. July 1, 2015.



ZONING BOARD OF ADJUSTMENT

Town of
Wolfeboro **ABUTTER PUBLIC NOTICE**
ZONING BOARD OF ADJUSTMENT
WOLFEBORO, NEW HAMPSHIRE

Notice is hereby given that the Zoning Board of Adjustment will meet on **Monday, 7 December 2015** at **7:00 PM** in the Wolfeboro Public Library Meeting Room to conduct the following business:

TM# 71-4

Case # 11-V-15

Applicant: Graham Combes

Public Hearing for an Variance from Article 175, Section 125 of the Wolfeboro Planning & zoning Ordinance for the operation of a 20 barrel brewery with occasional tours or events related thereto. This property is located at 82 Haines Hill Road. A site visit will be held at approximately 4:15 pm prior to the hearing.

If there is anyone with a disability needing modifications and/or auxiliary aid to access this meeting, please notify the Planning Department at 569-5970 at least 72 hours prior to this meeting.

Copies to:

- | | |
|-------------------------------|------------------------------------|
| Town Manager | Combes |
| Code Enforcement Officer | DeVylder, Esq. |
| Police Chief | Ciasulli |
| Fire Chief | Viscio |
| Conservation Commission | Spencer |
| Assessor | Russell |
| Public Works Department | Frederick A. Piehl Revocable Trust |
| Municipal Electric Department | Pelosi |
| Department of Water & Sewer | Palmer |
| Zoning Enforcement Officer | Nolan |
| Town Clerk | Marshall |
| File | Leclair |
| Kessel | Kallelis |
| Jones, E & J | Jones, D |
| Hanson | Hamilton |
| Goossens | Doucette |
| Corson | Broderick |
| Antonucci | |

Posted:19 November 2015
Wolfeboro Town Hall, Wolfeboro Public Library
Granite State News: Edition 19 November 2015

South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894

(603) 569-5970



V. PUBLIC HEARING

The conduct of the public hearing shall be governed by the following rules:

- A. The Chair shall call the hearing in session.
- B. The Clerk shall read the notice and report on how public notice and personal notice was given and if a site visit was held the clerk will report such.
- C. Members of the Board may ask questions at any time during testimony.
- D. Each person who appears shall be required to state her/his name and address, and indicate whether he/she is a party to the case or an agent or counsel of a party to the case.
- E. Any member of the Board, through the Chair, may request any party to the case to speak a second time.
- F. Any party to the case, who wants to ask a question of another party of the case, must do so through the Chair, but only at the discretion of the Chair.
- G. The applicant shall be called to present her or his appeal and those appearing in favor of the appeal shall be allowed to speak.
- H. Those in opposition to the appeal shall be allowed to speak.
- I. The applicant and those in favor of the appeal shall be allowed to speak in rebuttal.
- J. Those in opposition to the appeal shall be allowed to speak in rebuttal.
- K. When the public portion of the hearing is declared closed, no further testimony will normally be received from the applicant or any other party or interested person. However, to avoid the appearance of injustice, the Chair shall have the authority on a majority vote of the board to reopen the hearing to allow such limited additional testimony as may in the Chair's judgment be thought necessary to clarify one or more questions that may have arisen during the board's deliberations, provided that the applicant(s) and all interested parties are still present and in attendance. The board may continue the public hearing to a subsequent meeting if all interested parties are not still present and in attendance Notice shall be given of the continuance.

The Board has the authority to reopen the hearing at the next board meeting if the board feels that reopening the hearing is necessary because the applicant and/or any interested party has departed. Notice shall be required and the cost of said notice shall be the responsibility of the applicant.

VI. DECISIONS

The Board will endeavor to decide all cases immediately after the public hearing. The Board may approve with conditions, deny the application, or defer its final decision. The Board's Notice of Decision will be made available within 5 business days as required by RSA 676:3, and will be sent in a timely manner to the applicant and other appropriate parties in interest. If the application is denied, the notice shall include the reasons for the denial.



ZONING BOARD OF ADJUSTMENT

*Town of
Wolfeboro*

19 November 2015

Dear Applicant(s);

The Wolfeboro Zoning Board of Adjustment has scheduled a public hearing on Monday, 7 December 2015 at 7:00 pm in the Wolfeboro Public Library Meeting Room relative to your submitted application. A site visit has also been scheduled for approximately 4:15 pm the day of the meeting. It is advisable that either yourself or a representative be present at the site visit to answer questions the Board may have. As a site visit is not a public hearing, no public comments will be accepted.

Should you have any questions, please do not hesitate to contact me at 603-569-5970.

Sincerely,

Robin Kingston

Administrative Assistant

South Main Street Post Office Box 629 Wolfeboro, New Hampshire 03894

(603) 569-5970



INCORPORATED 1770

TOWN OF WOLFEBORO

RECEIVED

ZONING BOARD OF ADJUSTMENT

NOV 10 2015

VARIANCE

ZONING BOARD OF ADJUSTMENT

Section II-- (To be prepared by Applicant)

Date: 10-9-15

NOTE: Additional information may be supplied on separate sheet if the space provided is not inadequate.

TO: Zoning Board of Adjustment
Town of Wolfeboro
P.O. Box 629
Wolfeboro, New Hampshire 03894-0629

- 1. Having been denied a permit by the Wolfeboro Building Official for the reason specified in Section I: NOTICE OF ZONING DECISION (Copy Attached). I hereby appeal the decision and request the Board of Adjustment to schedule a public hearing to consider this appeal.
2. I realize that providing the complete information requested below is the responsibility of the undersigned applicant and must be provided before a public hearing can be scheduled by the Board. I understand that it is my responsibility to present this appeal to the Board.

a. Type of Appeal: Variance X

b. Basis for Appeal is Article 175, Section 125 of the Wolfeboro Planning and Zoning Ordinance

c. Location of property in question: 82 Haines Hill Rd. Wolfeboro, NH

d. Tax Map number: 71 Lot Number: 4 Sub Lot:

e. Zoning District: Residential Agricultural

f. Name of Applicant: Graham Conley / Kurt DeVylder, Esq. Law offices of Kurt D. DeVylder PLLC

g. Mailing Address of Applicant: c/o Po Box 475, Wolfeboro, NH 03894

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

- h. Phone Number of Applicant: Graham 393-3171 / Kurt 569-5005
- i. E-mail Address: graham@thelanewolfe.com / kurt@deyblaw.com
- j. Name of Company (if applicable): _____
- k. Legal Owner of the Property: Timothy & Rebecca Ciasulli
- l. Mailing Address of Property Owner: Po Box 133, Mirror Lake, NH 03853
- m. Proposed use of property or modification of existing use: 20 barrel brewery w/occasional tours or events related events
- n. Directions to the property from the Wolfeboro Town Hall: Rt 28N to Hales Hill Rd, #82 is on the left
- o. Are there any current Zoning Violations on the property other than those that may be listed on this Application? (If Yes, please fully describe below). None known

I understand that I must appear in person at the public hearing scheduled by the Board of Adjustment to present this appeal. If I cannot appear in person, I will notify the Board in writing of the name of the individual I designate to represent me at the hearing. I also understand that it is my sole responsibility, as the applicant, to provide ALL of the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

[Signature] / [Signature] 10-18-15
 Applicant's Signature Kurt Deyblaw Date
 Graham Conner

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

VARIANCE REQUEST:

The undersigned hereby requests a Variance from Article 175 Section 125; and asks that said terms of the Zoning Ordinance be waived to permit 70 barrel brewery w/occasional tours or events related thereto

The undersigned alleges that the following circumstances exist to support this variance request.

1. The variance will not be contrary to the public interest because:

See A d Lendum

2. The spirit of the ordinance is observed because:

See A d Lendum

3. Substantial justice is done because:

See A d Lendum

4. The values of surrounding properties will not be diminished because:

See A d Lendum

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

5. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship because:

The "Special Conditions" of this property that distinguish it from other properties in the area are as follows:

See Addendum

USE (A) or (B):

(A) Owing to the special conditions of the property, set forth above, that distinguishes it from other properties in the area:

(i) No fair and substantial relationship exists between the purposes of the ordinance applicable to the application and the specific application of that provision to the property because:

See Addendum

(ii) The proposed use is a reasonable one because:

See Addendum

OR, if the criteria in subparagraph (A) are NOT established, an unnecessary hardship will be deemed to exist, if and only if:

(B) Owing to the special conditions, set forth above, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it because:

See Addendum

TOWN OF WOLFEBORO

ZONING BOARD OF ADJUSTMENT

The undersigned acknowledge that to the best of their knowledge all the above information is true and correct. I understand that I must appear in person at the public hearing scheduled by the Board of Adjustment to present this appeal. If I cannot appear in person, I will notify the Board in writing of the name of the individual I designate to represent me at the hearing. I also understand that it is my sole responsibility, as the applicant, to provide the information required to the Secretary of the Board of Adjustment before a hearing can be scheduled.

Applicant:  / 
Graham Conley / Kurt DeMeyer

Date: 10-15-15

ADDENDUM TO APPLICATION FOR VARIANCE REQUEST

1. Public Interest is Served by Granting Variance

The granting of the variance request to allow the operation of a 20 barrel brewery on the subject property will be in the public interest. The property in question is a residence located on busy NH Route 28. On the property is a large automobile service and repair garage, built by a former owner, Gary Miller. The building is large, has a concrete floor and high ceilings, and has drainage built into the floor. It is not used by the current owner. Outside, there is a large gravel parking area. A driveway leads directly from Route 28 to the parking lot.

The property is occupied by the owner's daughter and son-in-law, Jennifer and Graham Combes, and their children. Jennifer and Graham are the owners of Lone Wolfe Brewing Company, Inc., which is a nanobrewery located on Mill Street in Wolfeboro. They are seeking to expand their brewing capacity.

Granting the requested variance will in no way change the essential character of the neighborhood, nor will it threaten the public health, safety or welfare. Chester Rod and Gun Club, Inc. v. Town of Chester, 152 N.H. 577 (2005). As stated, the property is located along Route 28. The hours of operation will be limited to times which will not be disruptive to the surrounding area, or Graham and Jennifer's children who reside on the property. The delivery of brewing supplies to the property or the shipping out of beer will have no impact on the already high traffic count, nor will the coming and going of customers. There will be no additional buildings constructed, so the aesthetics of the property will not change. The brewery must meet environmental operating standards, and as such there will be no runoff or other waste that will affect the public health, safety or welfare. The operation will not be a bar, as it will only offer limited samplings, so there is no concern that intoxicated motorists will be coming and going from the property.

2. The Spirit of the Ordinance is Observed

Under Article 175-75, the purpose and intend of the Agricultural District is to have a low intensity of use in order not to permanently damage the land, not cause undue burdens on the Town for providing municipal services and to prevent scattered and premature development. The primary land use is to be low-density residential, agricultural and farming.

The granting of the variance would not be contrary to the spirit of the Agricultural District. The land will not be damaged, as it will not be at all altered. The brewery will be self-contained, and the building, driveway and parking areas already exist. There will be no burden for the Town, as the granting of the variance requires no additional municipal services be provided. There will be no "scattered and premature development" as, again, nothing outside will be changed in order to begin operation. The property will not bring in additional residents, so the density of population will not be impacted.

3. Substantial Justice Would Be Done by Granting the Variance

The subject property, for reasons detailed throughout this application, and which are readily apparent to any observer, is well suited for use as proposed under this variance request. The granting of the requested variance will allow the occupant of the property to make use of the property in a way that allows his family to make a living, and provides a positive attraction for the town. Substantial justice will thus be done by granting the request for variance.

4. Values Of Surrounding Properties Will Not Be Diminished

Route 28 is a state highway. The granting of the variance will in no way impact the neighboring properties located thereon. The neighboring properties on Haines Hill Road are located far enough away from the subject property that they will in no way be impacted by the granting of the variance. Further, the property slopes away from Haines Hill Road toward Route 28, and the building where operations will take place is located well down the slope. Due to geographic features, and forest growth, the building is not even visible from surrounding properties. There is no evidence to suggest that the surrounding property values will be negatively impacted in any way by the granting of the variance.

5. Literal Enforcement of the Ordinance will Result in Unnecessary Hardship

Special Conditions of the Property

The subject property has a driveway leading to Route 28 and one to Haines Hill Road. There is a large parking area with drainage installed. There is a large building with a bathroom and septic installed that was formerly used as a large automotive hobby shop but is now in disuse. It has high ceilings, heat, and a concrete floor with drainage installed. These features certainly are unique to the subject property in comparison to the surrounding properties in the Agricultural District.

5A(i). No Fair and Substantial Relationship Between Ordinance and Property

The special conditions of the property, described above, have no relationship whatsoever to the typical features of a property located in the Agricultural District. This is not a farm property; it is a former farm with a giant outbuilding located thereon. The building is not intended to further agricultural purposes. It is, however, ideally suited for the proposed use for which this variance request is made. There is no fair and substantial relationship between the agricultural zoning ordinance and the subject property. To require it to be used for residential purposes when there is a higher and better use suited to its unique features would work a great injustice on the owner without any rational cause. Further, as the proposed use does not require any alteration of the property, if the proposed use is discontinued in the future, the property can simply return to its current state.

5A(ii). Proposed Use is Reasonable

The subject property has a unique building situated thereon which is specially suited for the proposed use. The proposed use will actually be less impactful than an auto hobby shop because it will not create waste oil and gasoline runoff. The brewing operation will be self contained. There will be no impact on the surrounding neighborhood, and will require the cleanup and improvement of the property. The proposed use is reasonable in light of the special conditions of the property and does not alter the essential character of the neighborhood.

5B. Due to Special Conditions, Strict Conformance is Unreasonable and Variance is Necessary

Even if the criteria of 5A are not found to be established, an unnecessary hardship will exist on the property. This is because, owing to the special conditions of the property that distinguish it from other properties in the area, i.e., the building, driveway and parking area, the property cannot be reasonably used in strict conformance with the ordinance. These are not agricultural amenities; they are meant for a limited commercial purpose. Therefore, a variance is necessary to enable a reasonable use of the property.

For reasons discussed above, the current zoning of the subject property as residential creates a special burden on the subject property due to its unique characteristics. These characteristics create a hardship that is particular to the subject property and not the area in general. Specifically, they make the subject property difficult, if not impossible, to use as an agricultural property, and in fact, it has not been used as such for many decades. However, it is perfectly suited for the proposed purpose. Clearly, the special conditions of the subject property render the use for which the variance is sought "reasonable." Community Resources for Justice, Inc. v. City of Manchester, 154 N.H. 748 (2007).

Zoning Board of Adjustment
c/o Town of Wolfeboro
P.O. Box 629
Wolfeboro, NH 03894

RE: **Designation of Agent**

Dear Board of Adjustment:

As you may be aware, we are the owners of parcels of land and buildings located on Haines Hill Road in Wolfeboro, New Hampshire. They are:

Tax Map 86-2 (approx. 2 acres)

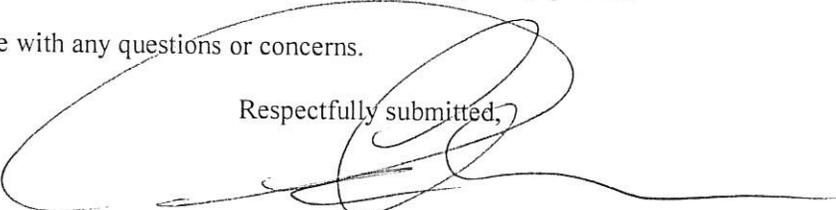
Tax Map 71-4 (approx. 19.3 acres)

Tax Map 86-8 (approx. 10 acres)

We hereby designate Attorney Kurt DeVyder of the Law Offices of Kurt D. DeVyder, PLLC, to act as attorney-in-fact, representative and agent before the Board with regard to a variance request concerning any or all of these parcels. Attorney DeVyder is empowered to represent us in all aspects before the Board, including, but not limited to, filing and signing necessary documents and representing our interests. This shall remain the case should either or both of us not be physically present.

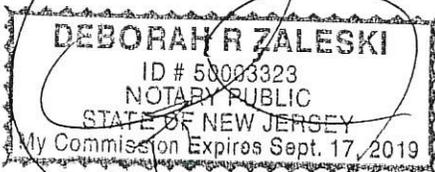
Please feel free to telephone with any questions or concerns.

Respectfully submitted,


Timothy Ciasulli

STATE OF NJ
COUNTY OF Union

On this 9 day of Sept, 2015, before me personal appeared Timothy Ciasulli, known to me or sufficiently proven to be the person, and on affixing his signature hereto, gave oath and affirmation that he executed the foregoing as his free act and deed for the purposes stated therein.



Notary Public/Justice of the Peace
My Commission Expires: _____

Respectfully submitted,

Rebecca Mancilla Ciasulli

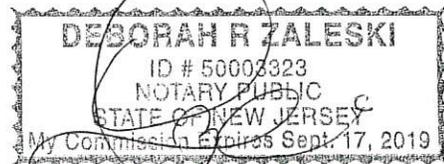
Rebecca Mancilla Ciasulli

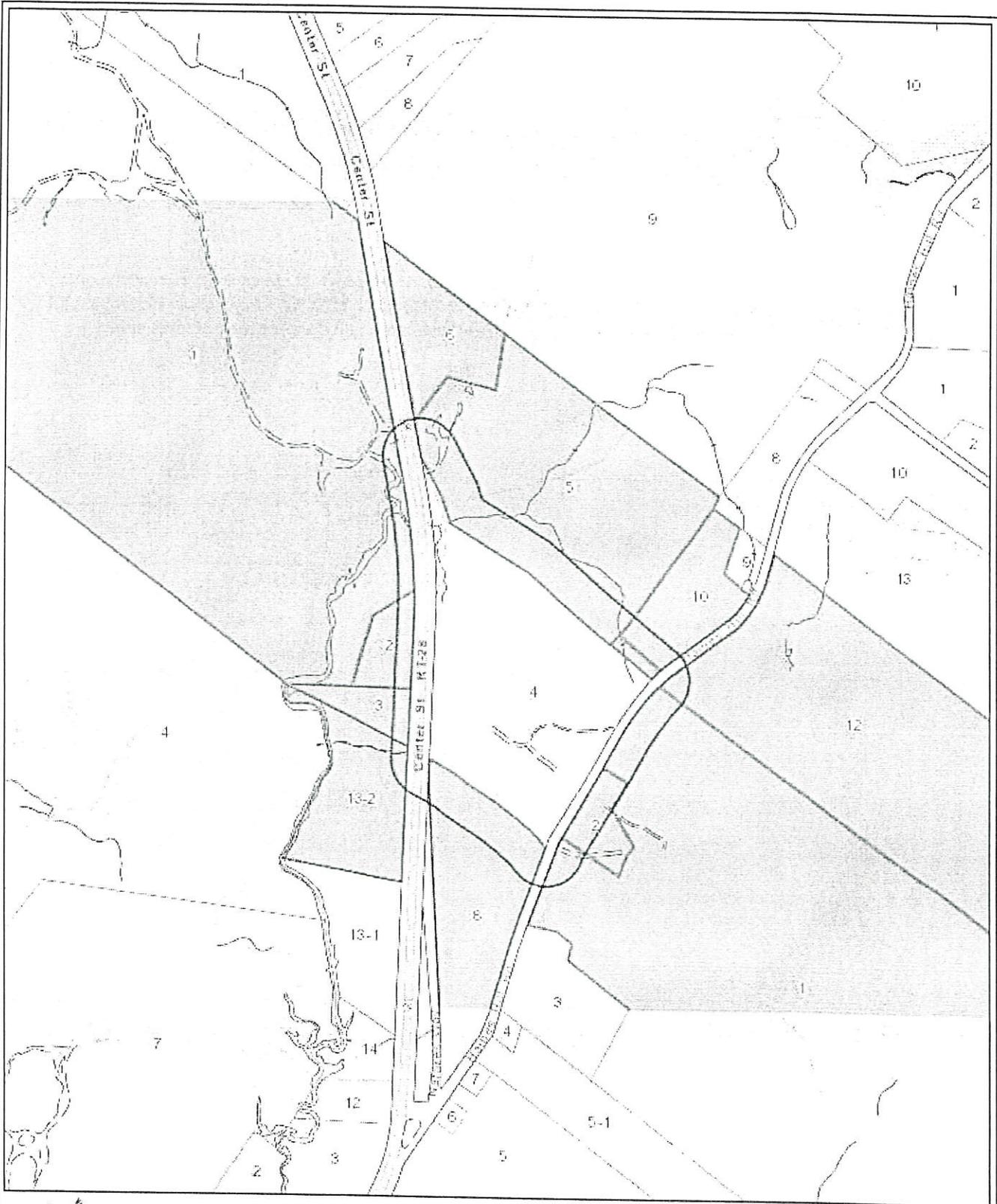
STATE OF NJ
COUNTY OF Union

On this 9 day of Sept, 2015, before me personal appeared Rebecca Mancilla Ciasulli, known to me or sufficiently proven to be the person, and on affixing her signature hereto, gave oath and affirmation that she executed the foregoing as her free act and deed for the purposes stated therein.

Notary Public/Justice of the Peace

My Commission Expires: _____



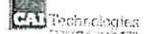


Wolfeboro, NH
 1 Inch = 614 Feet
 November 10, 2015



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com



OWNER INFORMATION	PICTURE
-------------------	---------

CIASULLI TIMOTHY D
 CIASULLI REBECCA L MANCILLA
 PO BOX 133

MIRROR LAKE NH 03853 0133



ASSESSING NOTES

FDNT= GRANITE , ANTIQUE CAPE. 09' SPOKE OVER PHONE N/C. 10' P/U
 COMPL-BUILDINGS ALREADY LISTED NEED TO MAKE ADJ. '11 ADDED
 13X8 CRL, LEANTO WRAPS AROUND GARAGE

PROJECTS

Project: WORKSHOP/BARN		RESIDENTAIL ACCESSORY		Status: CLOSED
Project Date: 1/6/2009	Application Complete:	Application Routed:	Completed Date: 4/21/2009	
Description: OLD PERMIT, HAS BEEN IN LEGAL ACTION. EXPECTING A CALL FOR FINAL/CO INSPECTION. FLOOR PLANS SUBMITTED 1.5.09 ON FILE				
INSPECTION	ROUGH ELECTRIC	# 2009000176	8/15/2006	PASSED
INSPECTION	CERTIFICATE OF OCCUPANCY	# 2009000177	4/15/2009	PASSED
PERMIT	CERTIFICATE OF OCCUPANCY	# 2009000216	4/21/2009	
PERMIT	BUILDING PERMIT	# 06-88	4/27/2006	
PERMIT	GAS PIPING PERMIT	# G06-17	7/18/2006	UNITED MECH
PERMIT	ELECTRICAL PERMIT	# E06-111	7/31/2007	WATTS-UP ELECTRIC LLC
PERMIT	ELECTRICAL PERMIT	# E06-145	9/2/2006	TOM ROBERGE
PERMIT	PLUMBING PERMIT	# P06-42	7/18/2006	UNITED TECH
Permits:	6			
Inspections:	2			

	T	A		T	A	owner:	T	A
ANTONUCCI, GAIL PO BOX 38 WOLFEBORO, NH 03894 Map: 71-05	✓	✓	BRODERCK THOMAS J PO BOX 813 WOLFEBORO FALLS, NH 03896 Map 71-11	C	✓	CIASULLI TIMOTHY D CIASULLI REBECCA L MANCIL PO BOX 133 MIRROR LAKE, NH 03853 Map: 86-2 Map 86-8 Map: 71-4	✓	-
CORSON VINC CORSON LYNN 3 OAKLAND ROAD EXETER, NH 03833 Map 86-1-23	✓	✓	DOUCETTE JOHN R 980 CENTER STREET WOLFEBORO, NH 03894 Map: 71-3	✓	✓	GOOSSENS ROBERT GOOSSENS CHARLOTTE 44 NELSON STREET SALEM, NH 03079 Map 86-1-25	✓	✓
HAMILTON, A WARREN JR 61 HAINES HILL ROAD WOLFEBORO, NH 03894 Map 86-1	✓	✓	HANSON BOB HANSON JOANN 254 EVELIAN DRIVE MARLBOROUGH, MA 01752 Map 86-1-5	✓	✓	JONES DWIGHT 320 KINGS HIGHWAY NEW DURHAM, NH 03855 Map 86-1-9	✓	✓
JONES ERNEST JONES JEAN 2 PEACH AVE 21 63RD BRADENTON, FL 34207 Map 86-1-27	✓	✓	KALLELIS JOHN M 125 HAINES HILL ROAD WOLFEBORO, NH 03894 Map 07 1-012	✓	✓	KESSEL ILENE 16 A STREET 19 Abbey Ln Apt 208 HUDSON, NH 03051 Del Rey Beach Map 86-1-21 FL 33446	✓	✓
LECLAIR JACQUELINE 120 HAINES HILL ROAD WOLFEBORO, NH 03894 Map 71-10	✓	✓	MARSHALL RONALD PO BOX 308 WOLFEBORO FALLS, NH 03896 Map 86-1-18	WR	✓	NOLAN DENNIS P NOLAN SHARON A 160 A HERITAGE VILLAGE SOUTHURY, CT 06488 Map 86-13-2	✓	✓
PALMER KEN PALMER DEBRA 6575 SW 129 STREET OCALA, FL 34472 Map 86-1-31	✓	✓	PELOSI DIANE WHITE 23 TAUNTON STREET BELLINGHASN, MA 02019 Map 86-1-16	✓	✓	PIEHL FREDERICK A RVCBL T PIEHL FREDERICK A TRUSTEE PO BOX 851 WOLFEBORO, NH 03894 Map: 71-1	✓	✓
RUSSELL ROBERT J RUSSELL JUDITH P 7 OTTER LANE GROTON, MA 01450 Map 86-1-17	WRM	C-	SPENCER PHILIP K PO BOX 163 WOLFEBORO FALLS, NH 03896 Map: 71-2	✓	✓	VISCIO ROBERT VISCO LINDA J 7 JUNIPER GREEN WOLFEBORO, NH 03894 Map: 71-6	✓	✓

Agent:
Kurt DeVlyder
DeVlyder Law Offices, PLLC
Po Box 475
Wolfboro, NH 03894

Co-Agent:
Graham Combes
82 Haines Hill Rd.
Wolfboro, NH 03894

ANTONUCCI, GAIL
PO BOX 38
WOLFEBORO, NH 03894

Map: 71-05

CORSON VINC
CORSON LYNN
3 OAKLAND ROAD
EXETER, NH 03833

Map 86-1-23

HAMILTON, A WARREN JR
61 HAINES HILL ROAD
WOLFEBORO, NH 03894

Map 86-1

JONES ERNEST
JONES JEAN
2 PEACH AVE 21 63RD
BRADENTON, FL 34207

Map 86-1-27

LECLAIR JACQUELINE
120 HAINES HILL ROAD
WOLFEBORO, NH 03894

Map 71-10

PALMER KEN
PALMER DEBRA
6575 SW 129 STREET
OCALA, FL 34472

Map 86-1-31

RUSSELL ROBERT J
RUSSELL JUDITH P
7 OTTER LANE
GROTON, MA 01450

Map 86-1-17

BRODERCK THOMAS J
PO BOX 813
WOLFEBORO FALLS, NH 03896

Map 71-11

DOUCETTE JOHN R
980 CENTER STREET
WOLFEBORO, NH 03894

Map: 71-3

HANSON BOB
HANSON JOANN
254 EVELIAN DRIVE
MARLBOROUGH, MA 01752

Map 86-1-5

KALLELIS JOHN M
125 HAINES HILL ROAD
WOLFEBORO, NH 03894

Map 071-012

MARSHALL RONALD
PO BOX 308
WOLFEBORO FALLS, NH 03896

Map 86-1-18

PELOSI DIANE WHITE
23 TAUNTON STREET
BELLINGHAM, MA 02019

Map 86-1-16

SPENCER PHILIP K
PO BOX 163
WOLFEBORO FALLS, NH 03896

Map: 71-2

owner:

CIASULLI TIMOTHY D
CIASULLI REBECCA L MANCIL
PO BOX 133

MIRROR LAKE, NH 03853

Map: 86-2 Map 86-8

Map: 71-4

GOOSSENS ROBERT
GOOSSENS CHARLOTTE
44 NELSON STREET
SALEM, NH 03079

Map 86-1-25

JONES DWIGHT
320 KINGS HIGHWAY
NEW DURHAM, NH 03855

Map 86-1-9

KESSEL ILENE
16 A STREET
HUDSON, NH 03051

Map 86-1-21

NOLAN DENNIS P
NOLAN SHARON A
160 A HERITAGE VILLAGE
SOUTHBURY, CT 06488

Map 86-13-2

PIEHL FREDERICK A RVCBL T
PIEHL FREDERICK A TRUSTEE
PO BOX 851

WOLFEBORO, NH 03894

Map: 71-1

VISCIO ROBERT
VISCO LINDA J
7 JUNIPER GREEN
WOLFEBORO, NH 03894

Map: 71-6

Agent:

Kurt DeVry Ide

DeVry Ide Law Office, PLLC

Po Box 475

Wolfboro, NH 03894

co-agent:

Graham Combes

82 Haines Hill Rd.

Wolfboro, NH 03894

TOWN OF WOLFEBORO
ZONING BOARD OF ADJUSTMENT

NOTICE OF ZONING DECISION OF CODES OFFICER

Section I -- (To be prepared by the Wolfeboro Building Official)

To: Name: Graham Combes/Kurt DeVyllders, Esq
Address: % Law Offices of Kurt DeVyllders, PLLC
P.O. Box 475, Wolfeboro, NH 03894

Your request for a permit to (specify use): Operation of a 20 barrel brewery with occasional tours or events related thereto.

on property located at: 82 Haines Hill Road

is DENIED for the following reason: This is not a permitted use for the district it is in. Residential/Agricultural District

You have the right to appeal this decision under Article 175.187 of the Wolfeboro Planning and Zoning Ordinance after completing the Section II of this form.

Corey Ryker Building Official 12/3/15 Date

RECEIVED

NOV 30 2015

LAW OFFICES OF
KURT D. DEVYLDER, PLLC
33 SOUTH MAIN STREET, SECOND FLOOR
POST OFFICE BOX 475
WOLFEBORO, NEW HAMPSHIRE 03894

ADMITTED IN NEW HAMPSHIRE
GENERAL LITIGATION

ZONING
BOARD OF ADJUSTMENT
TELEPHONE: 603-569-5005
FACSIMILE: 603-569-5007
E-MAIL: kurt@devylderlaw.com

November 25, 2015

Zoning Board of Adjustment
c/o Robert Houseman
Director of Planning and Development
PO Box 629
Wolfeboro, NH 03894

Via Email and U.S. Mail

RE: My Client: Timothy Ciasulli, Graham Combes, et al.
Variance Case: 11-V-15
Additional Information for ZBA Consideration

Dear Sirs/Madams:

As you know, I represent the owners of 82 Haines Hill Road, with regard to variance case # 11-V-15, set for hearing on December 7, 2015. I am writing to clarify certain items in order to assist the Board in reaching its decision. My clients have informed me of the following:

Proposed Operation

The proposed use for the property is to install a state of the art brewery in the now vacant "hobby barn" originally constructed by the previous property owner. This small brewery would be licensed through the NH Liquor Commission as a "Beverage Manufacturing Facility" under RSA 178:12. There will be no additional construction needed to facilitate the proposed use, simply the addition of various brewing equipment to the existing structure. In order to become operational, the structure will need to be fitted with a reverse osmosis water filter to filter all brewing water, a steam boiler to heat the brewing tanks, a glycol chiller to cool the fermentation tanks and an anaerobic waste water filtration system to remove all brewing by-products, which include barley, hops and yeast, from the waste water stream entering the septic system.

The brewing equipment will include a 20 bbl brewhouse capable of manufacturing 620 gallons of beer per brewing session. Each brewing session lasts 6-8 hours, however the process can overlap enabling two batches to be produced in one work day. All fermentation vessels will be of a 40 bbl capacity, holding two batches of beer at a time. There will be four fermentation tanks, with a two-week fermentation time. The brewhouse will be operated four times a week on two separate days, 50 weeks out of the year, with an anticipated 4000 bbl annual production capacity. All other auxiliary work including cleaning the tanks and packaging finished beer will be done on the remaining three days of the regular work week.

Operations will occur during the daytime. Limited onsite growler filling and sales would occur, perhaps Monday – Saturday from 3 p.m. to 5 p.m. The only other time that the brewery will be open to the general public will be for bi-monthly scheduled brewery tours, expected to occur on Saturdays at 1:00 p.m. The brewery will employ three full-time brewers, and two traveling sales representatives to begin with.

Enclosed, please find diagrams of the proposed equipment. This should enable the ZBA members to have a better understanding of what is being proposed.

Traffic

The subject property is located on busy Route 28, and an access driveway already exists there. As such, there will not be any measurable increase in traffic flow. Of course, there will be weekly deliveries of bulk brewing ingredients, which are transported by tractor trailers and typically arrive in the early afternoon. There will be monthly deliveries of bulk containers for packaging the finished product, also delivered by tractor trailers. Anticipated outgoing deliveries of the finished and packaged product are expected to occur twice weekly, on a refrigerated box truck that will arrive and depart between during daytime hours.

Tours will be offered at the facility in order to have transparency with the customer base in terms of daily operations and to educate the customer base on the brewing process as well as the philosophies of the business. All deliveries and tour patrons will enter the property via the Route 28 driveway. As such, there is zero anticipated traffic impact to Haines Hill Road as a result of the brewery relocating to the farm.

The driveway to Route 28 will be improved and maintained to ensure year round access for deliveries and tours. It is anticipated that the now-dormant farm fields will be planted with hops for use in the brewing process, and, over time, it is hoped that a small orchard and berry patch will be planted along the eastern tree line also for use in the brewing process.

No Anticipated Structural Modifications

The only building to be currently used will be the lower barn, commonly referred to as the hobby barn. There will be no structural modifications, only the addition of the equipment outlined above. In the future, the brewery could potentially utilize the onsite Amish barn for banquets and events. However, this use is not anticipated within the next two years. At that time, the only anticipated modifications to the existing structure would be to clean and decorate; there are no anticipated structural modifications to the Amish barn.

Impact on Neighborhood and Community

It is difficult to foresee any negative impacts to the surrounding neighborhood or Wolfeboro at large. It is not a bar, therefore an increase in intoxicated drivers will not be a concern. Operations would occur during the daytime, and all brewery traffic will enter and exit via Route 28. The land itself has already been modified for the construction of the existing freestanding barns, so the degradation of the neighborhood aesthetics is not a concern.

This facility will be a boon to the town. With the continued growth of the craft beer industry in New Hampshire and across the country, the expansion of the already existing Lone Wolfe Brewery holds the potential of tapping into a new source of tourist revenue for the entire town of Wolfeboro. Governor Hassan strongly supports beer tourism for the state, and with the brewery being a member of the Granite

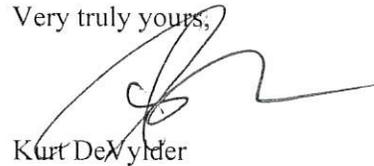
State Brewers Association, a large number of locals and tourists will have a new reason to visit Wolfeboro. Further, export of the product will publicize Wolfeboro to the world at large.

Lone Wolfe Brewery was founded on principles of sustainability and having a minimal carbon footprint, which is exercised by finding uses for all bi-products of the brewing process. Spent grains are donated to local farms for feed, and the anaerobic digester for the waste water produces nutrient rich fertilizer and biogas which is rich in methane to be used for generating electricity or for heating purposes. As such, there is a positive benefit even to the brewery refuse.

Conclusion

I hope that the foregoing provides clarification on the proposed variance. Should there be any other questions or concerns in advance of the upcoming hearing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kurt DeWylder', with a long horizontal flourish extending to the right.

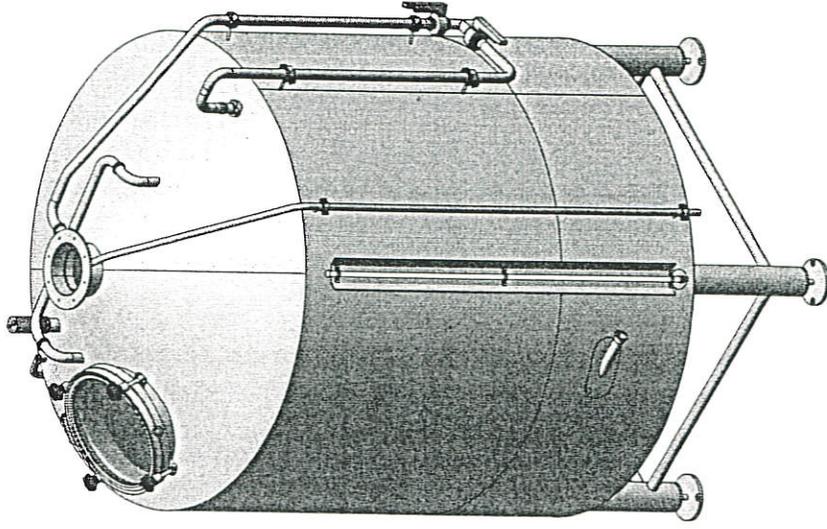
Kurt DeWylder

KDD/

cc: clients

Craftwerk

STANDARD:
 20BBL BREW KETTLE / WHIRLPOOL
 Ø68" I.D. x Ø72 1/2" O.D. x 72" TALL
 w/ 2" THICK INSULATION
 w/ 2 STEAM JACKET (LEFT)
 FABRICATION PACKAGE #:
2014-142-AY3

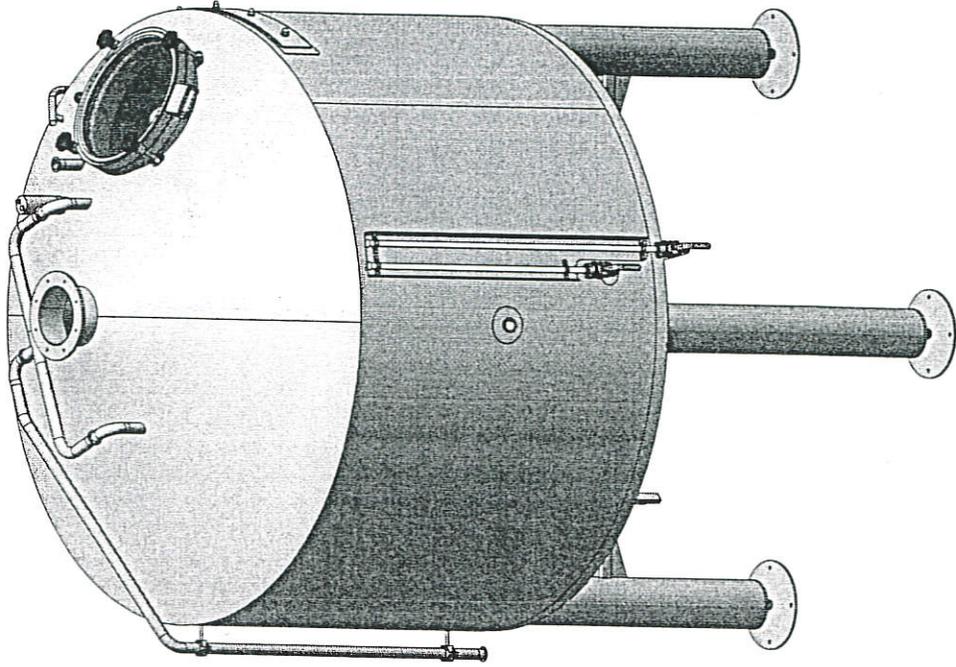


VESSEL DESIGN SPECIFICATION	
1. DESIGN CODE	:ASME SEC VIII, DIV 1, 2007ED
2. REGISTERED	:NO
3. DESIGN TEMPERATURE	:150°F
4. M.D.M.T. VESSEL	--20°F @ 15 PSIG
5. M.D.M.T. JACKET	--20°F @ 35 PSIG
6. VESSEL DESIGN PRESSURE	:ATMOSPHERIC
7. VESSEL TEST PRESSURE	:STATIC
8. PRESSURE RELIEF VALVE SETTING	:N/A
9. JACKET DESIGN PRESSURE	:15 PSIG
10. JACKET TEST PRESSURE	:18 PSIG
11. CORROSION ALLOWANCE	:NONE
12. RADIOGRAPHY	:EXEMPT PER UHA-51(D)
13. IMPACT TEST	:NONE
14. HEAT TREATMENT	:NONE
15. VESSEL EMPTY WEIGHT	--750 LBS
16. VESSEL FLOODED WEIGHT	--13,031 LBS
17. VESSEL FLOODED CAPACITY	:20BBL (820 USG)
18. VESSEL DESIGN CAPACITY	--40.21BBL (1246.51 USG)
19. JACKET VOLUME (CONE)	:N/A
20. JACKET VOLUME (TANK)	:N/A
21. FINISH	
22. INTERNAL FINISH	:180 GR
a. HEAD	:2B
b. SURFACE	:WIRE BRUSHED & STRIPE POLISHED
23. OUTSIDE FINISH	
c. WELDS	:180 GR
d. HEAD, RING, LEGS	:#4
e. SURFACE	:STRIPE POLISHED
GENERAL WELDS	
24. QUANTITY	:1
25. MODEL #	:BKWP-20B
26. SERIAL #	:2014-058
27. PART #	:2014-142-AY3
28. FOOTPADS TO BE SHIPPED LOOSE.	
29. OWNER SPECIFIED VENDOR (O.S.V.) TO ENSURE PROPER ANCHORING OF FOOTPADS TO FLOOR PER LOCAL CODES.	
30. O.S.V. TO WELD THREADED RODS TO FOOTPADS AFTER LEVELING TANK.	
31. PROPERLY ANCHOR AND LEVEL VESSEL BEFORE FILLING.	

Craftwerk

STANDARD:
 20bb1 LAUTER TUN
 Ø78" I.D. x Ø82 1/2" O.D. x 48" TALL
 w/ 2" THICK INSULATION

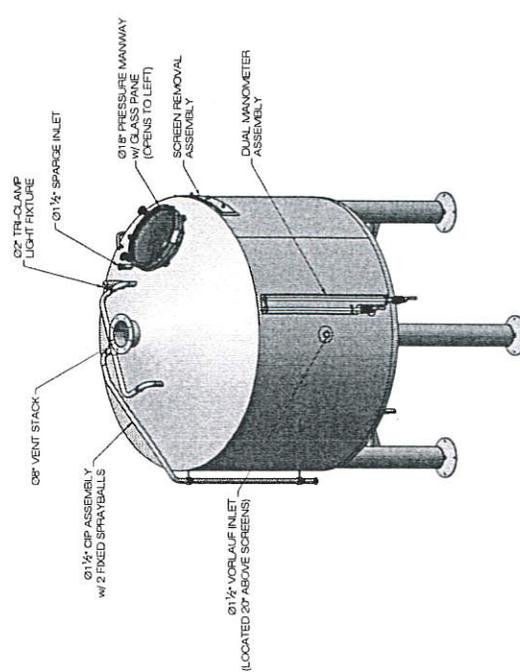
FABRICATION PACKAGE #:
 2014-142-AY2



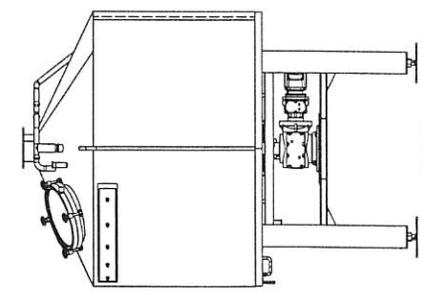
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5. M.D.M.T. JACKET	:ATMOSPHERIC
6. VESSEL DESIGN PRESSURE	:HYDROSTATIC
7. VESSEL TEST PRESSURE	:NA
8. PRESSURE RELIEF VALVE SETTING	:NA
9. JACKET DESIGN PRESSURE	:NA
10. JACKET TEST PRESSURE	:NONE
11. CORROSION ALLOWANCE	:NONE
12. RADIOGRAPHY	:NA
13. IMPACT TEST	:NA
14. FINISH	:NONE
15. VESSEL EMPTY WEIGHT	:7800 LBS (WATER WEIGHT)
16. VESSEL WORKING WEIGHT	:11,784 LBS (WATER WEIGHT)
17. VESSEL FLOODED WEIGHT	:20BBL (620 USG)
18. VESSEL DESIGN CAPACITY	:-36.07BBL (1118 USG)
19. VESSEL FLOOD CAPACITY	:NA
20. JACKET VOLUME (CONE)	:NA
21. JACKET VOLUME (TANK)	:NA
22. INTERNAL FINISH	:180 GR
a. HEAD	:2B
b. SURFACE	:WIRE BRUSHED & STRIPE POLISHED
c. WELDS	
23. OUTSIDE FINISH	:180 GR
d. HEAD, RING, LEGS	:#4
e. SURFACE	:STRIPE POLISHED
f. WELDS	
GENERAL:	
24. QUANTITY	:1
25. MODEL #	:LT-20B
26. SERIAL #	:2014-057
27. PART #	:2014-142-AY2
28. FOOTPADS TO BE SHIPPED LOOSE	
29. OWNER SPECIFIED VENDOR (O.S.V.) TO ENSURE PROPER ANCHORING OF FOOTPADS TO FLOOR PER LOCAL CODES.	
30. O.S.V. TO WELD THREADED ROOS TO FOOTPADS AFTER LEVELING TANK.	
31. PROPERLY ANCHOR AND LEVEL VESSEL BEFORE FILLING.	

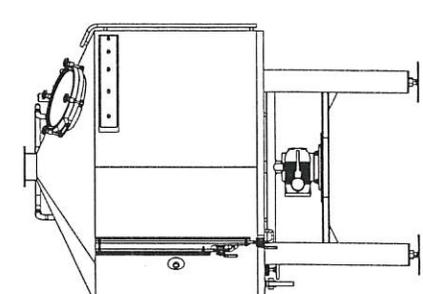
5 COMPLETE 20 BEL LAUTER TUN 078" I.D. x 082 1/2" O.D. x 48" TALL W/ 2" THICK INSULATION TANK LAYOUT 1730 West Graham Road Phone (214) 893-0900 WWW.COMPLETECO.COM Fax (214) 893-0903		DATE: _____ QUANTITY REQUIRED: 1
TITLE: 20 BEL LAUTER TUN 078" I.D. x 082 1/2" O.D. x 48" TALL W/ 2" THICK INSULATION TANK LAYOUT	JOB NUMBER: 2014-142 JOB NAME: JOHN BRUCE BREWING CO	ENGINEERING: _____ DATE: _____
REVISION HISTORY REV. DATE BY DESCRIPTION 1 5/12/2015 GS ORIGINAL RELEASE	SHOP MANAGER: _____ NOTE: DO NOT PROCEED IF DRAWING IS NOT SIGNED	SHEET NUMBER: 3 OF 15 DRAWING NO: 2014-142-A12 SCALE: AS NOTED DATE: 5/12/2015 DWN: GS CADD FILE NO: 2014-142-A12-003



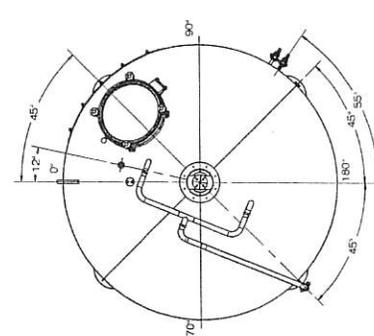
FRONT RIGHT ISOMETRIC
SCALE 1=18



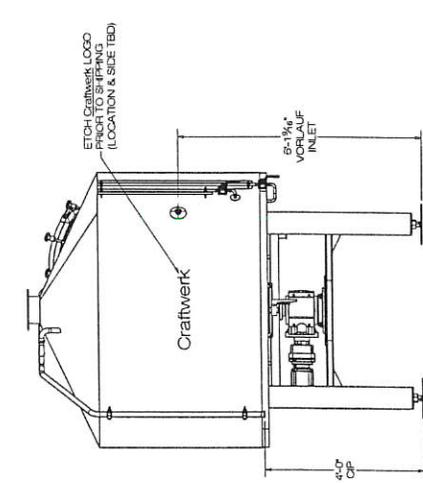
BACK
SCALE 1=18



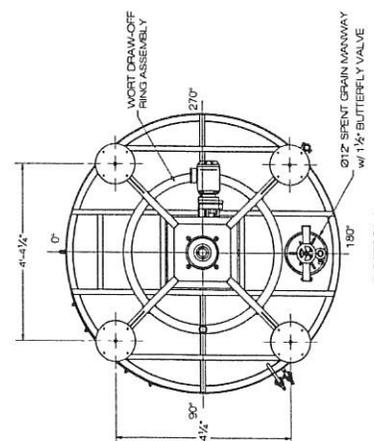
RIGHT SIDE
SCALE 1=18



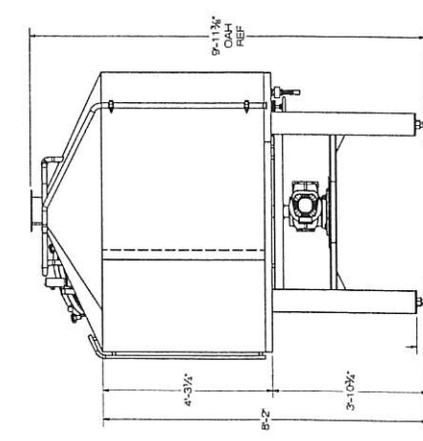
PLAN
SCALE 1=18



FRONT
SCALE 1=18



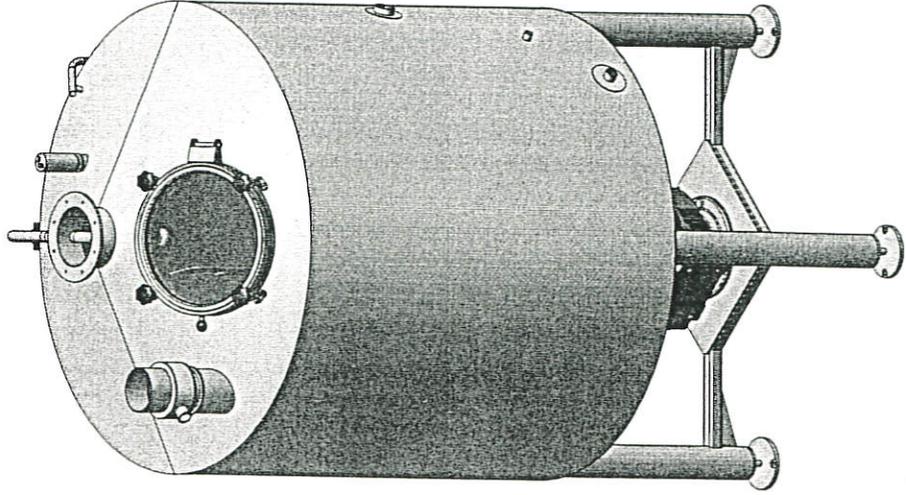
BOTTOM
SCALE 1=18



LEFT SIDE
SCALE 1=18

Craftwerk

STANDARD:
 20bbi MASH KETTLE
 Ø60" I.D. x Ø63 1/2" O.D. x 60" TALL
 w/ 1 1/2" THICK INSULATION
 w/ 2 STEAM ZONES (RIGHT)
 FABRICATION PACKAGE #:
 2014-142-AY1



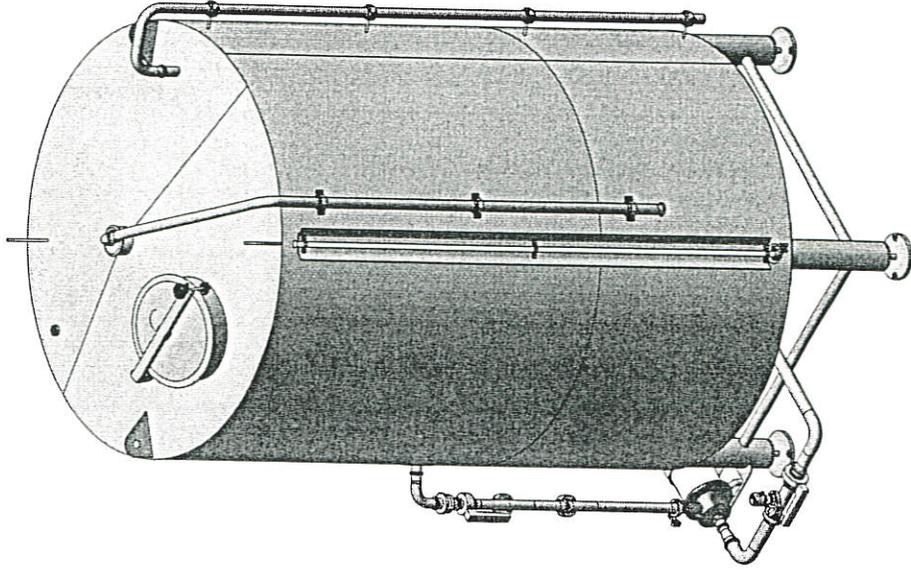
NOTES:

1. VESSEL DESIGN SPECIFICATION	:ASME SEC VIII, DIV 1, 2007Ed
2. DESIGN CODE	:NO
3. REGISTERED	:150F
4. DESIGN TEMPERATURE	:-20F @ 15 PSIG
5. M.D.M.T. VESSEL	:NA
6. M.D.M.T. JACKET	:ATMOSPHERIC
7. VESSEL DESIGN PRESSURE	:HYDROSTATIC
8. VESSEL DESIGN PRESSURE	:NA
9. PRESSURE RELIEF SETTING	:NA
10. JACKET DESIGN PRESSURE	:NA
11. JACKET TEST PRESSURE	:NA
12. CORROSION ALLOWANCE	:NONE
13. RADIOGRAPHY	:NONE
14. HEAT TREATMENT	:NA
15. VESSEL EMPTY WEIGHT	:-1956 LBS
16. VESSEL WORKING WEIGHT	:-6916 LBS (WATER WEIGHT)
17. VESSEL FLOODED WEIGHT	:-8460 LBS (WATER WEIGHT)
18. VESSEL DESIGN CAPACITY	:20 bbl (620 USG)
19. VESSEL FLOOD CAPACITY	:-26.22 bbl (813 USG)
20. JACKET VOLUME (CONE)	:NA
21. JACKET VOLUME (TANK)	:NA
22. INTERNAL FINISH	:180 GR
a. HEAD	:2B
b. SURFACE	:WIRE BRUSHED & STRIPE POLISHED
c. WELDS	
23. OUTSIDE FINISH	
d. HEAD, RING, LEGS	:180 GR
e. SURFACE	:#4
f. WELDS	:STRIPE POLISHED
GENERAL	
24. QUANTITY	:1
25. MODEL #	:MM-20B
26. SERIAL #	:2014-056
27. PART #	:2014-142-AY1
28. FOOTPADS TO BE SHIPPED LOOSE	
29. OWNER SPECIFIED VENDOR (O.S.V.) TO ENSURE PROPER ANCHORING OF FOOTPADS TO TANK	
30. O.S.V. TO REPAIR FOOTPADS TO FOOTPADS AFTER LEVELING TANK	
31. PROPERLY ANCHOR AND LEVEL VESSEL BEFORE FILLING.	

Craftwerk

STANDARD:
 40BBL HOT LIQUOR TANK
 Ø63" I.D. x Ø66 1/2" O.D. x 94" TALL
 w/ 1-1/2" THICK INSULATION
 w/ 1 STEAM JACKET (CENTER)
 FABRICATION PACKAGE #:

2014-142-AY4



NOTES:

VESSEL DESIGN SPECIFICATION	ASME SEC VIII, DIV 1, 2007Ed
1. DESIGN CODE	:NONE
2. DESIGN TEMPERATURE	:150F
3. DESIGN PRESSURE	:20"FF @ 15 PSIG
4. M.D.M.T. VESSEL	:NA
5. M.D.M.T. JACKET	:ATMOSPHERIC
6. VESSEL DESIGN PRESSURE	:STATIC
7. VESSEL TEST PRESSURE	:15 PSIG
8. PRESSURE RELIEF VALVE SETTING	:18 PSIG
9. JACKET DESIGN PRESSURE	:NONE
10. JACKET TEST PRESSURE	:NONE
11. CORROSION ALLOWANCE	:NA
12. RADIOGRAPHY	:NONE
13. IMPACT TEST	:NONE
14. HEAT TREATMENT	:NONE
15. VESSEL EMPTY WEIGHT	:~2151 LBS
16. VESSEL WORKING WEIGHT	:~12,071 LBS
17. VESSEL FLOODED WEIGHT	:~12,703 LBS
18. VESSEL DESIGN CAPACITY	:40BBL (1240 USG)
19. VESSEL WORKING CAPACITY	:NA
20. JACKET VOLUME (COILS)	:NA
21. JACKET VOLUME (TANK)	:NA
22. INTERNAL FINISH	:180 GR
a. HEAD	:2B
b. SURFACE	:WIRE BRUSHED & STRIPE POLISHED
23. WELDS	
c. OUTSIDE FINISH	
d. HEAD, RING, LEGS	:180 GR
e. SURFACE	:#4
f. WELDS	:STRIPE POLISHED
GENERAL	
24. QUANTITY	:1
25. MODEL #	:HLT-40B
26. SERIAL #	:2014-029
27. PART #	:2014-142-AY4
28. FOOTPADS TO BE SHIPPED LOOSE	
29. OWNER SPECIFIED VENDOR (O.S.V.) TO ENSURE PROPER ANCHORING OF FOOTPADS TO FLOOR PER LOCAL CODES.	
30. O.S.V. TO WELD THREADED ROOS TO FOOTPADS AFTER LEVELING TANK.	
31. PROPERLY ANCHOR AND LEVEL VESSEL BEFORE FILLING.	

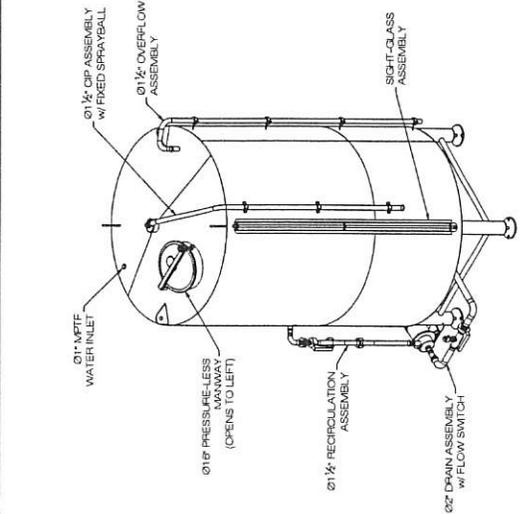
COMPLETE AUTOMATION 1770 West Chatham Road Lees Creek, Michigan 48823 Phone: (248) 833-0500 Fax: (248) 833-0503 WWW.COMPLETEAUTO.COM		TITLE: 4089L HOT LIQUOR TANK 4087 I.D. x 606 1/2 O.D. x 94" TALL W/ 1" STEAM JACKET (CENTER) W/ 1" 12" THICK INSULATION TANK LAYOUT
JOB NUMBER: 2011-142 SHEET NUMBER: 001 TOLERANCES: .000 ± .005 DIMENSIONS: .001 ± .010 FINISH: .001 ± .010	DATE: 1/14/15 JOB NUMBER: 2014-142-AY4-003 DRAWING NO: 2014-142-AY4 SCALE: AS NOTED DATE: 4/27/2015 DPN: G5 CAD FILE NO: G5 DATE: 1/14/15	REVISION HISTORY REV: 1 DATE: 4/27/2015 DPN: G5 DESCRIPTION: ORIGINAL RELEASE JOB NAME: JOHN BRUCE BREWING CO. JOB NUMBER: 2014-142 SHOP MANAGER:

APPROVED FOR CONSTRUCTION

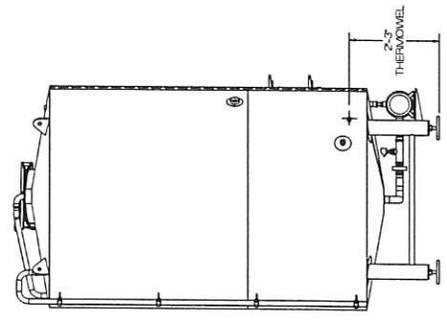
NOTE: DO NOT PROCEED IF DRAWING IS NOT SIGNED

ENGINEERING: QUANTITY REQUIRED: 1 DATE: 1/14/15

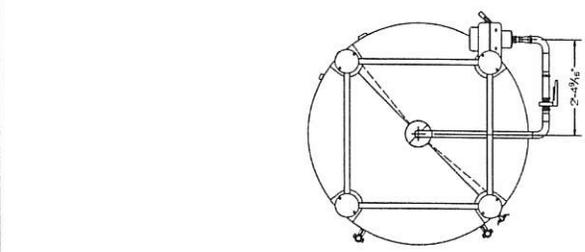
APPROVED FOR CONSTRUCTION



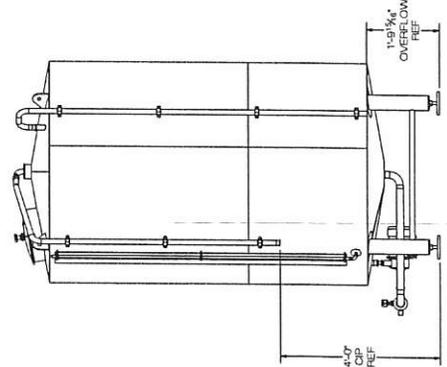
FRONT RIGHT ISOMETRIC
SCALE 1=20



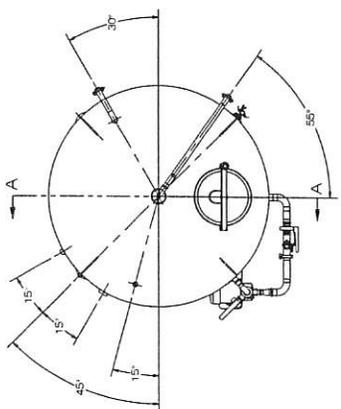
BACK
SCALE 1=18



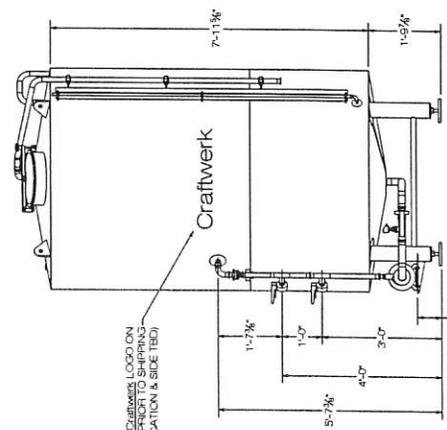
BOTTOM
SCALE 1=18



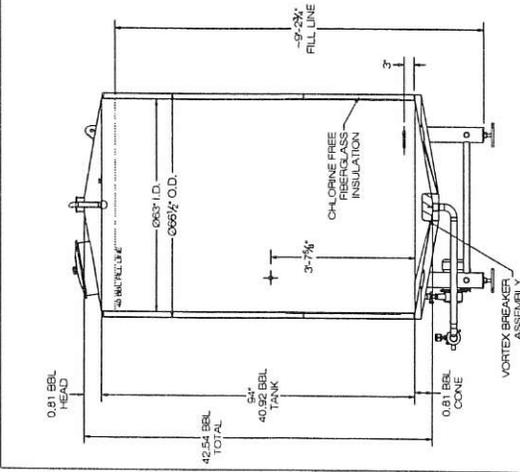
RIGHT SIDE
SCALE 1=18



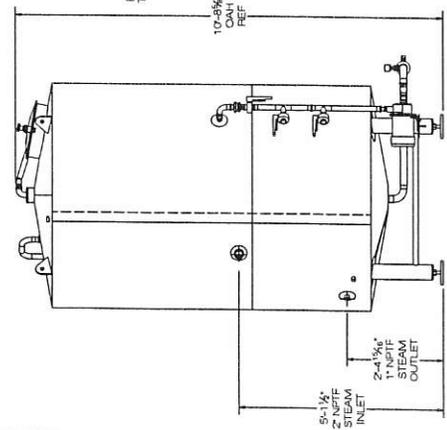
PLAN
SCALE 1=18



FRONT
SCALE 1=18



SECTION A-A
SCALE 1=18



LEFT SIDE
SCALE 1=18

X:\G:\44444\2014_2015\142-AY4-003\142-AY4-003.dwg Plot: 1/14/15 10:00 AM

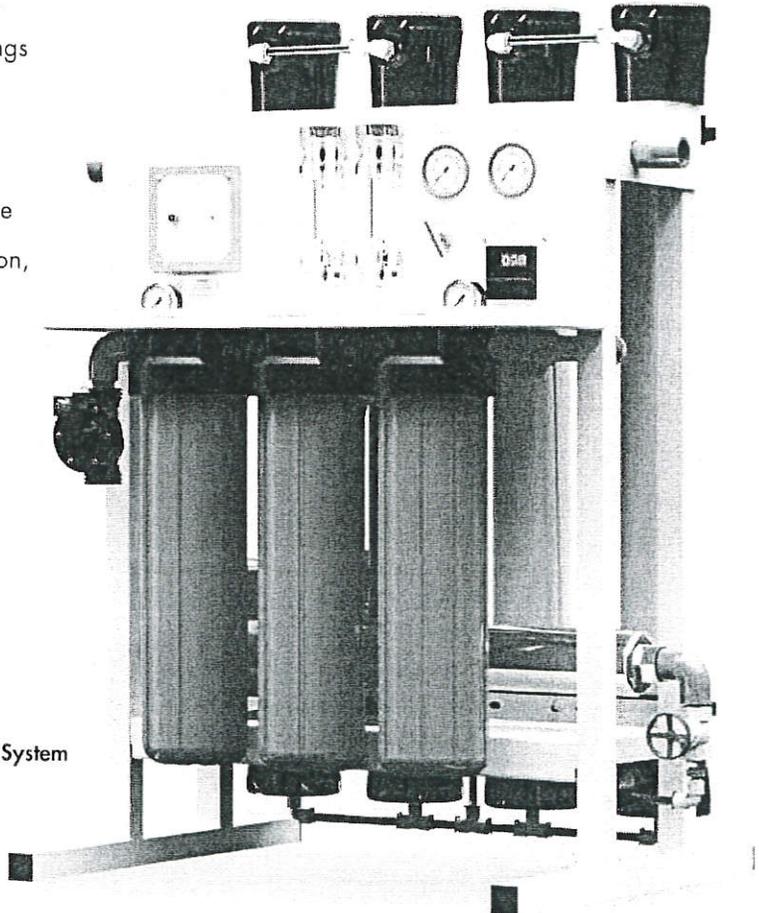


CT-Series Reverse Osmosis Systems

CT-Series Reverse Osmosis Systems are designed for overall high performance, high recovery rates, minimal energy consumption and offer great savings with low maintenance and operation costs.

CT-Series Reverse Osmosis Systems feature a space saving expandable design, exceptional pre-filtration, quality components and allow for many options and upgrades to suit most applications.

CT-Series Reverse Osmosis Systems have been engineered for capacities ranging from 4000 – 7000 gallons per day.



CT-7000
Reverse Osmosis System
Front

Benefits

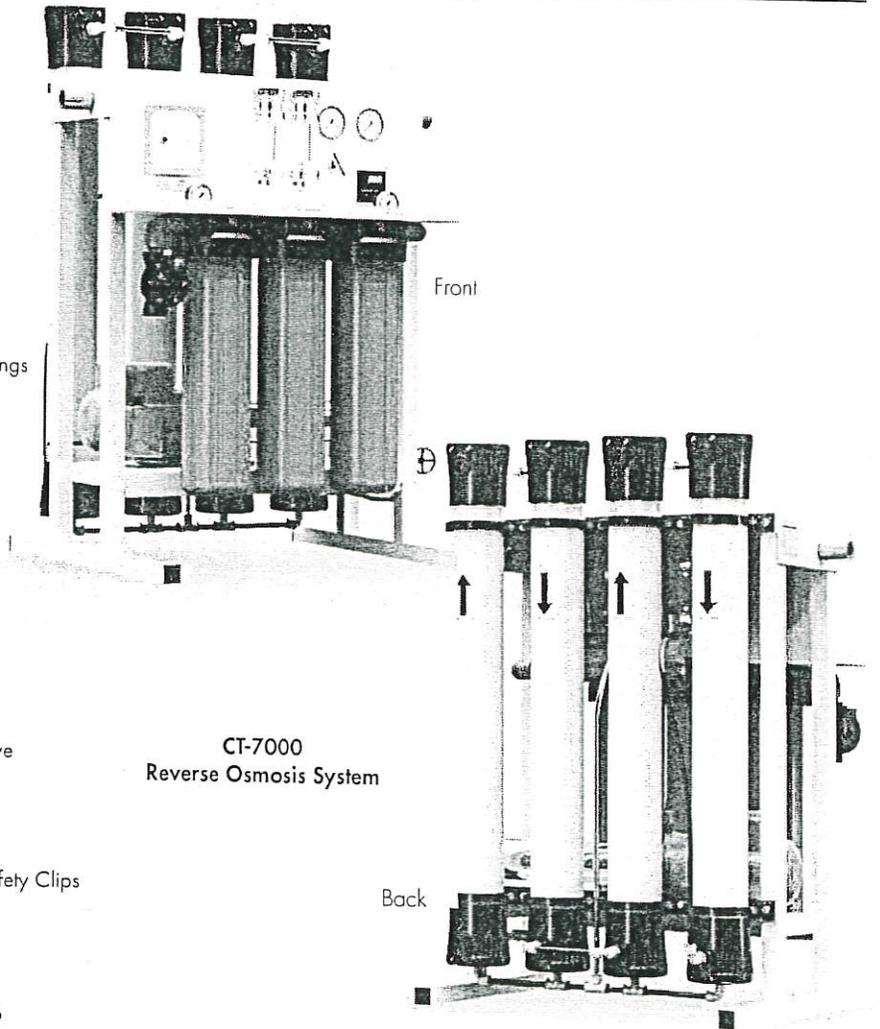
- Fully Equipped and Customizable
- Expandable and Lightweight Design
- Compact Space Saving Design
- Components Easily Accessible
- Pre-Plumbed, Wired and Assembled
- Factory Tested and Preserved
- Low Operation Costs
- Low Maintenance Costs
- Easy Maintenance and Servicing
- CE Compliant †
- 1-Year Limited Warranty
- Made in the U.S.A.

Engineered Water Treatment Solutions

FLEXEON CT-Series Reverse Osmosis Systems

Standard Features

- Minitrol Computer Controller
 - ♦ Multi Color LED Indicator Status Light
 - ♦ Pre-Treatment Lockout
 - ♦ Tank Level Input
 - ♦ Low Pressure Monitoring and Alarm
- White Powder Coated Aluminum Frame
- AXEON® 5 Micron Sediment Pre-Filter
- AXEON® 10 Micron Carbon Block Pre-Filter
- AXEON® 1 Micron Sediment Pre-Filter
- AXEON® by Pentek Single O-Ring Filter Housings
- Goulds® Multi-Stage Booster Pump
- AXEON® HF1 Low Energy Membranes
- AXEON® PVC Membrane Housings
- AXEON® Permeate Flow Meter
- AXEON® Concentrate Flow Meter
- Feed Low Pressure Switch
- Feed Solenoid Valve
- HM Digital™ PS-100 TDS Controller
- AXEON® 3 1/2" Stainless Steel Concentrate Valve
- AXEON® 0-300 psi Pump Pressure Gauge
- AXEON® 0-100 psi Pre-Filter Pressure Gauges
- John Guest® Push/Pull Fittings with Locking Safety Clips



Options and Upgrades

- AXEON® HF4 Extra Low Energy Membranes
- AXEON® HF5 Ultra Low Energy Membranes
- AXEON® NF3 Nanofiltration Membranes
- AXEON® NF4 Nanofiltration Membranes
- AXEON® Stainless Steel Membrane Housings
- AXEON® Fiberglass Membrane Housings
- Concentrate Recycle Valve with Flow Meter
- HM Digital™ PS-200 Dual TDS Controller
- HM Digital™ PSC-150 TDS/Conductivity Controller
- Goulds® Multi-Stage Stainless Steel Booster Pump
- Minitrol IF Computer Controller with Feed Flush
- S150 Computer Controller with Feed Flush
- S150 Computer Controller Expander Board
- S150 Computer Controller with Dual TDS
- Pump Pressure Relief Valve †
- High Pressure Tank Switch
- Chemical Pump Outlet
- Blending Valve
- Permeate Sample Ports
- Single Wood Crate
- Double Wood Crate

Reverse Osmosis System Packages

Models	CT-4000 / CT-5000 / CT-7000		
	STANDARD (S)	ADVANCED (A)	PREMIER (P)
Frame			
White Powder Coated Aluminum Frame	✓	✓	✓
Controls			
Minitrol Computer Controller	✓		
Minitrol IF Computer Controller		✓	
S150 Computer Controller			✓
Pre-Treatment Lockout	✓	✓	✓
Tank Level Input	✓	✓	✓
LED Controller Display	✓	✓	
LCD Controller Display			✓
Feed Solenoid Valve	✓	✓	✓
Concentrate Recycle Valve		✓	✓
Feed Low Pressure Switch 15-30 psi	✓	✓	✓
Instrumentation			
AXEON® Permeate Flow Meter	✓	✓	✓
AXEON® Concentrate Flow Meter	✓	✓	✓
Concentrate Recycle Valve with Flow Meter		✓	✓
AXEON® 316 Stainless Steel Concentrate Valve	✓	✓	✓
AXEON® 0-100 psi Pre-Filter In Pressure Gauge	✓	✓	✓
AXEON® 0-100 psi Pre-Filter Out Pressure Gauge	✓	✓	✓
AXEON® 0-300 psi Pump Pressure Gauge	✓	✓	✓
AXEON® 0-300 psi Final Concentrate Pressure Gauge	✓	✓	✓
HM Digital™ PS-100 Permeate TDS Controller	✓	✓	
Controller Permeate TDS Monitoring			✓
Controller Feed TDS Monitoring			✓
Features			
Feed Flush		✓	✓
AXEON® 5 Micron Sediment Pre-Filter	✓	✓	✓
AXEON® 10 Micron Carbon Block Pre-Filter	✓	✓	✓
AXEON® 1 Micron Sediment Pre-Filter	✓	✓	✓
AXEON® by Pentek Single O-Ring Filter Housings	✓	✓	✓
AXEON® HF1 Low Energy RO Membranes	✓		
AXEON® HF4 Extra Low Energy RO Membranes		✓	✓
AXEON® PVC Membrane Housings	✓	✓	✓
Goulds® Multi-Stage Booster Pump	✓	✓	
Goulds® Multi-Stage Stainless Steel Booster Pump			✓
Permeate Sample Valves			✓

Note 1: All 50Hz systems come standard with AXEON HF4 Extra Low Energy RO Membranes.

Naming Matrix

- **C** = Frame Style
- **T** = Feed Water Type - Tap Water (T), Brackish Water (B), Sea Water (S)
- **XXXX** = Rated Production in Gallons Per Day Based on Standard Test Conditions
- **S, A, P** = System Package Identifiers

FLEXEON CT-Series	Standard (S)	Advanced (A)	Premier (P)
FLEXEON CT-4000	CT-4000S	CT-4000A	CT-4000P
FLEXEON CT-5000	CT-5000S	CT-5000A	CT-5000P
FLEXEON CT-7000	CT-7000S	CT-7000A	CT-7000P

FLEXEON CT-Series Reverse Osmosis Systems

Specifications

Models	CT - 4000	CT - 5000	CT - 7000
Design			
Configuration	Single Pass	Single Pass	Single Pass
Feed Water Source***	TDS <2000 ppm	TDS <2000 ppm	TDS <2000 ppm
Standard Recovery Rate†	48%	53%	62%
Recovery with Concentrate Recycle	Up to 75%	Up to 75%	Up to 75%
Rejection and Flow Rates			
Nominal Salt Rejection %	98.5	98.5	98.5
Permeate Flow* gpm (lpm)	2.78 (10.52)	3.47 (13.14)	4.86 (18.40)
Minimum Feed Flow gpm (lpm)	5.78 (21.00)	6.47 (24.50)	7.86 (29.80)
Maximum Feed Flow gpm (lpm)	14.00 (53.00)	14.00 (53.00)	14.00 (53.00)
Minimum Concentrate Flow gpm (lpm)	3.00 (11.36)	3.00 (11.36)	3.00 (11.36)
Connections			
Feed inch	1 FNPT	1 FNPT	1 FNPT
Permeate inch	1 FNPT	1 FNPT	1 FNPT
Concentrate inch	1 FNPT	1 FNPT	1 FNPT
Membranes			
Membrane(s) Per Vessel	1	1	1
Membrane Quantity	2	3	4
Membrane Size	4040	4040	4040
Vessels			
Vessel Array	1:1	1:1:1	1:1:1:1
Vessel Quantity	2	3	4
Pumps			
Pump Type	Multi-Stage	Multi-Stage	Multi-Stage
Motor HP	1.5	1.5	1.5
RPM @ 60 (50 Hz)	3450 (2900)	3450 (2900)	3450 (2900)
Electrical			
Standard Voltage	220V, 60HZ, 1PH, 8.3A	220V, 60HZ, 1PH, 8.3A	220V, 60HZ, 1PH, 8.3A
Voltage Options	220V, 50HZ, 1PH, 8.9A	220V, 50HZ, 1PH, 8.9A	220V, 50HZ, 1PH, 8.9A
	220V, 60HZ, 3PH, 5.1A	220V, 60HZ, 3PH, 5.1A	220V, 60HZ, 3PH, 5.1A
	220V, 50HZ, 3PH, 6.1A	220V, 50HZ, 3PH, 6.1A	220V, 50HZ, 3PH, 6.1A
	380V, 50HZ, 3PH, 4.5A	380V, 50HZ, 3PH, 4.5A	380V, 50HZ, 3PH, 4.5A
	460V, 60HZ, 3PH, 3.5A	460V, 60HZ, 3PH, 3.5A	460V, 60HZ, 3PH, 3.5A
Systems Dimensions **			
L x W x H inch (cm)	30 x 38 x 47 (76 x 96 x 119)	30 x 38 x 47 (76 x 96 x 119)	30 x 38 x 47 (76 x 96 x 119)
Weight lb. (kg)	235 (106.6)	250 (113.4)	265 (120.2)

* Product Flow rates and recovery are based on equipment test parameters.

** Does not include operating space requirements.

*** Treatment ability of the RO system is dependent on feed water quality. Performance projections must be run for each installation.

Operating Limits

Maximum Feed Temperature °F (°C)	85 (29.00)	Maximum Free Chlorine ppm	0
Minimum Feed Temperature °F (°C)	40 (4.44)	Maximum TDS ppm	2000
Maximum Ambient Temperature °F (°C)	120 (48.89)	Maximum Hardness gpg††	0
Minimum Ambient Temperature °F (°C)	40 (4.44)	Maximum pH (Continuous)	11
Maximum Feed Pressure psi (bar)	85 (5.86)	Minimum pH (Continuous)	5
Minimum Feed Pressure psi (bar)	45 (3.10)	Maximum pH (Cleaning 30 Min.)	12
Maximum Operating Pressure psi (bar)	150 (10.34)	Minimum pH (Cleaning 30 Min.)	2
Maximum SDI Rating SDI	<3		
Maximum Turbidity NTU	1		

Test Parameters: 550 TDS Filtered (5 Micron), De-Chlorinated, Municipal Feed Water, 65 psi (4.50 bar) Feed Pressure, 150 psi (10.34 bar) Operating Pressure, 77 Degrees F (25 Degrees C), Recovery as stated, 7.0 pH. Data taken after 60 minutes of operation.

† Low temperatures and high feed water TDS levels will significantly affect systems production capabilities. Computer projections should be run for individual applications which do not meet or exceed minimum and maximum operating limits.

†† Scale prevention measures must be taken to prolong membrane life.

AXEON
WATER TECHNOLOGIES

MKTF-148

P: 800-320-4074 • W: www.axonwater.com

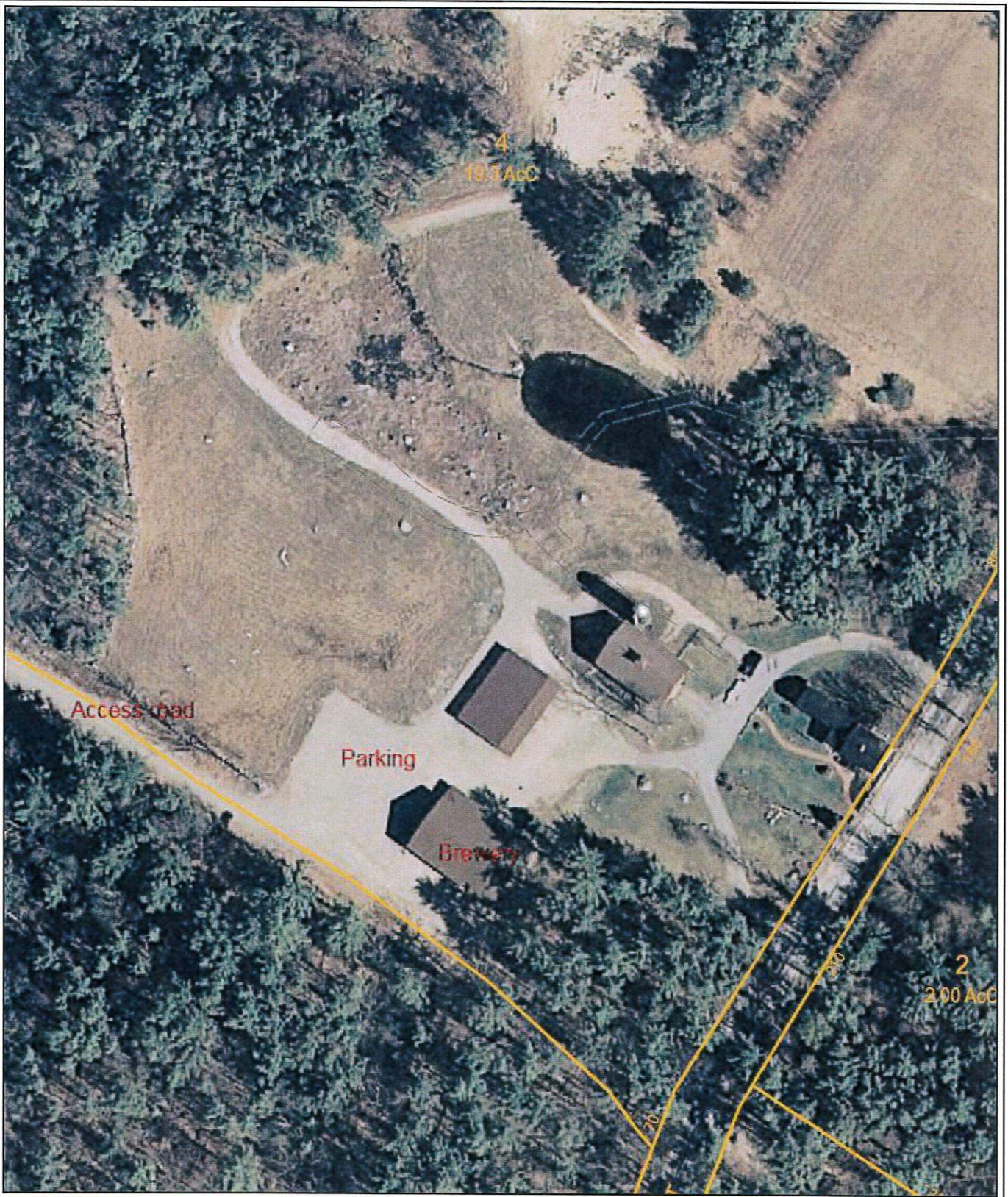
F: 800-609-0829 • E: sales@axonwater.com

40980 County Center Drive, Suite 100, Temecula, CA 92591

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Graham Combes Variance
 Wolfeboro, NH
 1 Inch = 100 Feet
 December 01, 2015



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**ZONING BOARD OF ADJUSTMENT
Wolfeboro, NH**

LOT RECORD SEARCH

Case	11-V-15	TM	71-4
Type	Variance	Address	82 Haines Hill Road
Applicant	Graham Combes	Ordinance	§175-125

1. **Planning Board Files**

No records on file

2. **Zoning Board Files**

No records on file

Prepared: Mike Hodder

Date: 11/19/2015