

Zoning Board Of Adjustment Meeting  
Tuesday March 17, 2026  
Downstairs Town Hall Conference Room

Board Members in Attendance: Jeff Newcomb, Jeff Dickinson, Jon Warzocha

Others in Attendance: Land Use Coordinators Jessica Rand & Christine Vigenault, Brian Mackenzie, Linda Mackenzie, Anne Drueding, Yvette Crane,

**7:02 PM: Quorum established, Warzocha called the meeting to order.**

- Public Hearing for Brian Mackenzie 4 Mill Rd Tax Map 28 Lot 294-105: Special Exception Application Applicant wishes to enclose existing wood storage structure and expand structure to be used commercially to extend the hospitality beyond the current restaurant.
  - Warzocha opened with a review of the special exception application submitted to the board. Warzocha informed the Mackenzies that since there were only three board members present, approval of the application would require a unanimous vote. B Mackenzie was presented the option to delay the public hearing, Mackenzie chose not to delay the hearing.
  - Mackenzie presented his plan to extend and enclose the current, open wood, structure, located at the back of the property. The expansion would double the size of the existing structure. Mackenzie has been working with a building firm and engineer who are designing the expansion to extend widthwise and a new roof would be installed that would go along the existing roof of the structure. Mackenzie has been working with a sight plan engineer who has recommended another septic, grease trap, and chamber for the leech field be installed, as well as a double pumping well that goes to both the refinery and the new facility. Mackenzie included an updated site plan and has been working with NHDES to ensure compliance with shoreline protection. Once complete Mackenzie envisions this structure to house a local brewery, counter service restaurant, bakery, and function hall.
  - Dickinson requested clarification on how the structure would be expanded and specifications about how the septic would function with waste from the brewery. Mackenzie clarified that the structure would only be expanded widthwise and the current structure would remain mostly as is within the new structure. Mackenzie noted that the brewery has processes where the solid waste from the brewing process would regularly be pumped out so only liquid/water waste would go into the septic.
  - Dickinson also asked if Mackenzie envisioned any future building projects that might require zoning board approval. Mackenzie replied that he does not anticipate future building on the property but is looking into the possibility of making changes to the driveway and parking in the future.

- Warzocha asked about the anticipated increase of traffic and visitation to the property. Mackenzie said that he doesn't expect too much extra traffic. Newcomb noted that even before the location was home to the refinery the lot was used regularly by lumber yards and accessed regularly by trucks.
- Warzocha officially opened the public hearing at 7:20 PM
  - Anne Drueding, property abutter, stated that she fully supports the refinery and their desire to expand the facility.
  - Warzocha read the 5 criteria that must be met for a special exception, the board reviewed and determined that Mackenzi's application met all criteria.
- Warzocha closed the public hearing at 7:23 PM
- Newcomb made a motion to approve the special exception application condition upon the receipt of required state permits. Dickinson seconded, all in favor, none opposed. Motion passed.
- Review & Approve Minutes
  - Vigenault noted that the board did not sign the notice of approval, they signed the reconstructed minutes and Dickinson abstained as he was not present at the meeting in question.
  - Newcomb made a motion to accept the February 17, 2026 meeting minutes as amended, Dickinson seconded, all in favor, none opposed, motion passed.

**7:30 pm Warzocha made a motion to close the meeting, Dickinson seconded, all in favor, the meeting adjourned.**

***Minutes respectfully submitted by  
Miranda Dawalga***