

CONWAY PLANNING BOARD

MINUTES

JUNE 24, 2021

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CONWAY PLANNING BOARD

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JUNE 24, 2021

A meeting of the Conway Planning Board was held on Thursday, June 24, 2021 beginning at 7:00 pm at the Conway Town Office in Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen's Representative, Steven Porter; Vice Chair, Ailie Byers (via phone); Secretary, Sarah Frechette; Eliza Grant; Erik Corbett; Alternate, Steven Steiner; Planning Director, Thomas Irving; Planning Consultant, Will Haskell of Gorrill-Palmer; and Planning Assistant, Holly Whitelaw. Alternate, Ted Phillips was in attendance.

APPOINTMENT OF ALTERNATE MEMBER

Mr. Colbath appointed Steven Steiner as a voting member.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Ms. Grant, to approve the Minutes of June 10, 2021 as written. Motion carried unanimously.

HUNTINGTON RAVINE MANAGEMENT CO., LLC (FILE #FR21-09) – FULL SITE PLAN REVIEW (PID 277-182.1 & 183)

Kate Richardson of Bergeron Technical Services appeared before the Board. Shawn Bergeron of Bergeron Technical; and Kirsten Neves and Nik Stanciu, of Huntington Ravine Management, were in attendance. This is an application to add 498 restaurant seats and construct a 2,050 square foot addition to the existing brewery; a 600 square foot walk-in cooler; a 1,200 square foot covered concrete mechanical pad; a 250 square foot covered stage; a 2,400 square foot open-air pavilion; a 400 square foot concession building; and a 600 square foot patron restroom building with associated infrastructure. Ms. Richardson gave an overview of the project.

Mr. Steiner made a motion, seconded by Mr. Colbath, to accept the application of Huntington Ravine Management Co., Inc. for a full site plan review as complete. Motion carried unanimously.

Ms. Richardson reviewed the project with the Board. Mr. Colbath asked for Board comment; Ms. Frechette asked if they were going to be restrooms in an exterior building and renovated restrooms interior of the existing building. Ms. Richardson answered in the affirmative. Ms. Byers asked for an explanation of the different phases. Ms. Richardson explained the different phases.

Mr. Steiner asked about the existing paved driveway and what will happen to that. Ms. Richardson stated it is located on a separate property. Mr. Corbett asked if it would still be available for parking. Ms. Richardson stated it is currently available by permission, there is no easement; they have an easement of access. Ms. Richardson stated they will prefer their patrons to park in their new parking lot.

Adopted: July 8, 2021 – As Written
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Mr. Colbath asked for public comment; there was none. Mr. Irving stated the Board should determine at what stage the project would be deemed vested. **Mr. Steiner made a motion, seconded by Mr. Colbath, that the project is deemed vested upon completion of phase I. Motion carried unanimously.**

Ms. Richardson read a waiver request for §110-20.G. **Mr. Colbath made a motion, seconded by Mr. Corbett, to grant the waiver request for §110-20.G.** Mr. Colbath asked for Board comment; there was none. **Motion carried unanimously.**

Ms. Richardson read a waiver request for §110-22. **Mr. Colbath made a motion, seconded by Mr. Steiner, to grant the waiver request for §110-22.** Mr. Colbath asked for Board comment; Ms. Grant asked if the parking remains gravel how are people going to use it, will it be a free for all. Ms. Richardson stated they will have parking attendants during events.

Mr. Haskell asked about the removal of the southerly entrance as they are only allowed one curb cut. Ms. Richardson stated we will not be removing that gravel; they could install either a gate or boulders to not permit access. Mr. Stanciu stated a gate would be preferred so there could be some sort of access for the utility easement. Mr. Irving stated he is not sure the Town Engineer will approve the additional access. Mr. Porter stated we could leave it up to the Paul DegliAngeli. **Motion carried unanimously.**

Ms. Richardson read a waiver request for §110-28. **Mr. Steiner made a motion, seconded by Ms. Frechette, to grant the waiver request for §110-28.** Mr. Colbath asked for Board comment; Mr. Steiner asked how far does the utility run from the building to the street. Ms. Richardson answered approximately 300-feet. **Motion carried unanimously.**

Ms. Richardson read a waiver request for §110-29. **Mr. Colbath made a motion, seconded by Mr. Steiner, to grant the waiver request for §110-29.** Mr. Colbath asked for Board comment; Mr. Irving stated the only requirement in this district is street trees, and side and rear property trees; what is precluding the applicant from planting trees 25-foot on center. Ms. Richardson stated we don't have any trees now, so making it better than it currently is. Ms. Richardson stated given that the nature of this property is more of a commercial use it is not going to necessitate the 25-foot on center because noise and the view of the property is not going to be a typical industrial look.

Mr. Steiner stated he would like to see the trees. Mr. Irving stated the neighbor across the street was required to plant the street trees. Mr. Corbett asked if they could use hop structures in lieu of the additional trees. Mr. Colbath stated they don't provide any tree coverage in the winter time. Mr. Byers stated with the I-1 district being less restrictive, even though it is more of a commercial use, they are aiming to have music and the trees would help with shade and sound; it is good to follow the regulations on this. **Motion defeated unanimously.**

Mr. Colbath made a motion, seconded by Mr. Steiner, to grant the waiver request for §110-20.D. Mr. Colbath asked for Board comment; there was none. **Motion carried with Ms. Byers abstaining from voting.**

Mr. Steiner made a motion, seconded by Mr. Porter, to approve the lot merger to merge PID 277-182.1 & 183 into one lot of record with the condition to submit approval from the mortgage company. Motion carried unanimously.

Mr. Porter made a motion, seconded by Mr. Colbath, to conditionally approve the full site plan for Huntington Ravine Management Co., LLC conditionally upon Town Engineer approval; Conway Village Fire District water and sewer approval; addressing pending items noted on checklist; adding phasing note to site plan that the project will be deemed vested upon completion of phase I; amending the landscaping plan; revising waivers/substitutions granted table as necessary; submitting written approval from mortgage company to merge PID 277-182.1 & 183 into one lot of record; submitting four copies of revised plans with original stamps and signatures; submitting \$600 for Inspection Fees; a performance guarantee for all on-site improvements based on phasing; a performance guarantee for all off-site improvements; when the conditions have been met the plans can be signed out-of-session; and this conditional approval will expire on September 23, 2021. Motion carried unanimously.

OTHER BUSINESS

Short-Term Rentals: There was a brief discussion regarding Short-Term Rentals with Shawn Bergeron and the Board.

Thomas Irving, Planning Director, retiring: The Board wished Mr. Irving the best of luck on his retirement.

Meeting adjourned at 7:41 pm.

Respectfully Submitted,

Holly L. Whitelaw
Planning Assistant