

CONWAY PLANNING BOARD

MINUTES

MARCH 10, 2022

PAGES

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• February 24, 2022 – Adopted as Written |
| 1 | Agenda Out-of-Order |
| 1 | Other Business <ul style="list-style-type: none">• Huntington Management Company, Inc./Tuckerman’s Brewing Company (File #NA22-01) – Building expansions (PID 277-183)• 20Ten Investments, LLC/DVS Family, LLC/Rushil Conway, LLC/RAJ 1858, LLC (File #FR20-06) – Conditional approval expiring (PID 235-17 & 17.1) |
| 2 | Leszek and Ewa Gielata (File #FR22-02) – Full Site Plan Review (PID 252-14) <ul style="list-style-type: none">• Continued until April 14, 2022 |
| 3 | Other Business Continued <ul style="list-style-type: none">• Selectmen’s Report |

CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, March 10, 2022 beginning at 7:00 pm at the Conway Town Office, Conway, NH. Those present were: Chair, Benjamin Colbath; Selectmen's Representative, Steven Porter; Vice Chair, Ailie Byers; Secretary, Sarah Frechette; Bill Barbin; Eliza Grant; Erik Corbett; Planning Director, Jamel Torres; and Planning Assistant, Holly Whitelaw. Alternate Ted Phillips was in attendance.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Porter made a motion, seconded by Mr. Colbath, to approve the minutes of February 24, 2022 as written. Motion carried unanimously.

AGENDA OUT-OF-ORDER

Ms. Grant made a motion, seconded by Mr. Barbin, to take the Other Business items out-of-order. Motion carried unanimously.

OTHER BUSINESS

Huntington Management Company, Inc./Tuckerman's Brewing Company (File #NA22-01) – Building Expansions (PID 277-183): Kate Richardson of Bergeron Technical Services appeared before the Board. Kirsten Neves of Tuckerman Brewing Company was in attendance. This is an application to allow the construction of an 800 square foot addition to the existing building and to expand the proposed bath house from 600 square feet to 900 square feet. Ms. Richardson reviewed the project.

Mr. Porter made a motion, seconded by Ms. Frechette, that the Planning Board determined that based on the provisions of §110-4. A.(5), regarding applicability, that the construction of an 800 square foot addition to the existing building and expanding the proposed bath house from 600 square feet to 900 square feet is not subject to a Full Site Plan Review because it has been demonstrated that the change of use and/or physical changes to the site are insignificant relative to the existing development. Motion carried unanimously.

20Ten Investments, LLC/DVS Family, LLC/1858 Conway, LLC/Rushil Conway, LLC/RAJ 1858, LLC (File #FR20-06) – Conditional approval expiring (PID 235-17 & 17.1): Mr. Porter made a motion, seconded by Mr. Colbath, to extend the conditional approval until April 14, 2022. Motion carried unanimously.

CONWAY PLANNING BOARD – MARCH 10, 2022

LESZEK AND EWA GIELATA (FILE #FR22-02) – FULL SITE PLAN REVIEW (PID 252-14)

Wes Smith and Don Bouchard of Horizons Engineering appeared before the Board. Leszek Gielata was in attendance. This is an application to demolish the existing buildings and construct a 40' x 70', two-story, 68-seat restaurant and a 40' x 70' storage barn accessory to the restaurant. **Mr. Porter made a motion, seconded by Mr. Barbin, to accept the application of Leszek and Ewa Gielata for a full site plan review as complete. Motion carried unanimously.**

Mr. Smith gave an overview of the project. Mr. Smith stated they would be serving breakfast and lunch, but not dinner.

Mr. Colbath read Highlight Issue #1 of the staff report. Mr. Torres stated the front buffer area is being utilized for parking and a pedestrian walkway. Mr. Smith submitted a plan [in the file] highlighting what is existing in the buffer. Mr. Smith stated they are reducing what is in the buffer by 1,083 square feet, and they have moved the building back to meet the setbacks. Mr. Colbath stated overall it seems like they are less nonconforming. Ms. Grant stated it seems reasonable.

Mr. Porter stated this is a nonconforming site where they are tearing down the building; they should meet the regulations. Mr. Porter stated this is a big improvement, but it could be cleaned up. Mr. Smith stated they are moving the building back, and putting the well in the basement. Mr. Smith stated they are reducing the nonconforming area by a significant amount.

Ms. Byers stated moving the parking spaces out of the buffer would not affect the building. Ms. Byers stated it is a significant amount of greenspace that is not there; it's a matter of ripping up one row of parking spaces and adding one row of parking spaces to the back of the parking lot. Mr. Barbin stated they are requesting a lot of waivers, waivers this Board does not normally grant; he doesn't see why they are not complying.

Mr. Colbath read Highlight Issue #2 of the staff report. Mr. Smith stated there is granite curbing at the entrance/exit and the paved walkway; they are proposing to not install granite curbing on the west side for the drainage swale, and on the west and south side of the lot for easier snow removal. Mr. Byers asked the material of the wheel stops. Mr. Smith answered concrete.

Ms. Byers asked if a waiver is being requested for granite curbing for snow removal what about the wheel stops. Mr. Smith stated they would be removed in the winter. Mr. Torres stated there is a concern with snow storage in the swale. Mr. Smith stated they are not plowing snow storage in the swale. Mr. Torres suggested a fence in that area so they don't plow into the drainage swale. The Board and the applicant agreed to a split rail fence in that area.

Mr. Colbath read Highlight Issue #3 of the staff report. Mr. Smith stated the proposed access aisle to the rear storage building is to be gravel; it is for private use for the restaurant itself. Mr. Smith stated there are no parking spaces, it is for personal use only. Mr. Colbath stated he does not agree that it needs to be paved. Ms. Grant stated the Board has allowed gravel where it is appropriate. Mr. Smith stated there is no public access intended there at all.

CONWAY PLANNING BOARD – MARCH 10, 2022

Mr. Colbath read Highlight Issue #4 of the staff report. Mr. Smith submitted pictures of the metal siding [in file]. Mr. Smith stated they are proposing vertical metal siding that appears like weathered wood. Mr. Porter stated they could get the same look with the materials in the ordinance. Mr. Smith stated the look needs to simulate natural materials. After a brief discussion, Mr. Smith stated the applicant would change the material of the barn to wood and batten.

Mr. Colbath read Highlight Issue #5 of the staff report. Mr. Smith stated they would be willing to provide an evergreen tree and two additional trees to allow the parking to remain in the buffer. Mr. Colbath read Highlight Issue #6 of the staff report. Mr. Smith agreed to plant conservation mix in the rear buffer. Mr. Colbath read Highlight Issue #7 of the staff report. Mr. Smith stated we meet and exceed the number of trees. Mr. Colbath read Highlight Issue #8 of the staff report. Mr. Smith stated the snow fencing would be removed from the plans.

Ms. Byers stated the elevation plans meet the percentage of windows on the north and west elevations, but she doesn't see the window percentage indicated for the south and east elevations. Ms. Byers stated she would like to know the percentage of the other two sides. Ms. Grant stated she is concerned with the snow plan. Mr. Smith stated snow will be hauled off-site when the area is full.

The Board and the applicant reviewed the waiver requests. Mr. Smith withdrew the waiver requests for §110-22.A.; and §110-22.D.

Mr. Porter made a motion, seconded by Ms. Byers, to have the asphalt removed from the buffer area. After a brief discussion, Mr. Smith stated the applicant has agreed to remove the asphalt from the buffer. **The motion and the second were withdrawn.**

The Board agreed the plans need to be revised to include the window percentage for all sides of the building and provide faux windows if necessary; review the drainage waiver with Paul DegliAngeli, the Town Engineer; adding a split rail fence to protect the drainage swale; adding additional conifers along both walkways; and adding a conservation mix plan note for the rear buffer.

Mr. Porter made a motion, seconded by Ms. Frechette, to continue the application until April 14, 2022 with new information to be submitted by March 22, 2022. Motion carried unanimously.

OTHER BUSINESS CONTINUED

Selectmen's Report: There was no Selectmen's report.

Meeting adjourned at 8:59 pm.

Respectfully Submitted,

Holly L. Whitelaw
Planning Assistant