

CONWAY PLANNING BOARD

MINUTES

DECEMBER 12, 2019

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| 1 | Review and Acceptance of Minutes <ul style="list-style-type: none">• November 7, 2019 – Adopted as Written |
| 1 | Poospy Investments, Inc. (File #FR19-06) – Full Site Plan Review (PID 202-3) <ul style="list-style-type: none">• Conditionally Approved |
| 2 | Other Business <ul style="list-style-type: none">• Set public hearing for proposed and petitioned amendments to §190 (Zoning) and §23 (Building Construction)• Town of Conway/One80 (PID 253-17 & 19) – Conditional Approval expiring (File #FR19-02)• Falcey Living Trust (PID 254-65 & 66) – Lot Merger |

CONWAY PLANNING BOARD

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A meeting of the Conway Planning Board was held on Thursday, December 12, 2019 beginning at 7:00 pm at the Conway Town Office in Center Conway, NH. Those present were: Chair, Steven Hartmann; Selectmen's Representative, Steven Porter; Vice Chair, Sarah Frechette; Secretary, Benjamin Colbath; Ray Shakir; Steven Steiner; Bill Barbin; Planning Director, Thomas Irving; and Planning Assistant, Holly Meserve.

REVIEW AND ACCEPTANCE OF MINUTES

Mr. Colbath made a motion, seconded by Mr. Barbin, to approve the Minutes of November 7, 2019 as written. Motion carried with Ms. Frechette and Mr. Hartmann abstaining from voting.

POOPSY INVESTMENTS, INC. (FILE #FR19-06) – FULL SITE PLAN REVIEW (PID 202-3)

Dan Lucchetti of HEB Engineers appeared before the Board. This is an application to construct a 4,336 square foot distillery with tasting room and a 1,282 square foot barrel storage barn with associated infrastructure. Mr. Lucchetti reviewed the application with the Board. **Mr. Porter made a motion, seconded by Mr. Colbath, to accept the application of Poopsy Investments, Inc. for a full site plan review as complete. Motion carried unanimously.**

Mr. Hartmann asked for Board comment; Mr. Hartmann asked about the waiver request for lighting. Mr. Lucchetti stated the fixture picked out by the developer is not IDA compliant, but it is equivalent to another fixture that is IDA compliant; the proposed fixture meets the intent.

Mr. Porter asked why is this project proposed in phases; wouldn't it be cheaper to construct the whole project at once. Mr. Lucchetti stated the project is based on production and dependent upon what the demand will be. Christopher Burk stated it has been phased for budgetary reasons; they don't want to go beyond their funds.

Mr. Barbin asked the number of seats. Mr. Burk stated we do taste testing; we do not serve cocktails. Mr. Burk stated people will be able to see the production facility, try our product and buy a bottle and take it home with them or buy it in the New Hampshire liquor store. Mr. Hartmann asked what are they distilling. Mr. Burk answered gin and vodka to start and then whiskey and bourbon.

Mr. Colbath asked if enough parking is provided. Mr. Irving answered in the affirmative.

Mr. Hartmann asked for public comment; there was none.

**Adopted: January 23, 2020 – As Written
CONWAY PLANNING BOARD – DECEMBER 12, 2019**

Mr. Lucchetti read the waiver requests for §110-20.G; and §110-26.E. **Mr. Steiner made a motion, seconded by Mr. Colbath, to grant the waiver requests for §110-20.G; and §110-26.E.** Mr. Hartmann asked for Board comment; there was none. **Motion carried unanimously.**

Mr. Shakir stated he thinks this idea is going to take off, but he doesn't think there is enough parking. Mr. Irving stated if they determine more parking is needed, they have plenty of room to expand the parking.

Mr. Colbath made a motion, seconded by Mr. Steiner, to conditionally approve the full site plan conditionally upon Town Engineer approval; North Conway Fire Chief approval; \$200 for inspection fees; a performance guarantee for all on-site improvements; 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 March 12, 2020. Motion carried unanimously.

OTHER BUSINESS

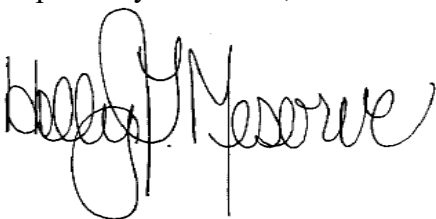
Set public hearing for proposed and petitioned amendments to §190 (Zoning) and §23 (Building Construction): Mr. Irving stated he thought there was going to be an amendment to the Building Construction code, but there is not; the Board needs to set the public hearing for the proposed and petitioned amendments only. **Mr. Steiner made a motion, seconded by Mr. Colbath, to hold a public hearing on the proposed and petitioned amendments to §190 (Zoning) on January 23, 2020. Motion carried unanimously.**

Town of Conway/One80 (PID 253-17 & 19) – Conditional Approval expiring (File #FR19-02): Mr. Irving stated the conditions have not been satisfied. **Mr. Steiner made a motion, seconded by Mr. Colbath, to deny the application for Town of Conway/One80 without prejudice for failure to satisfy the conditions of approval. Motion carried unanimously.**

Falcey Living Trust (PID 254-65 & 66) – Lot Merger: Mr. Barbin made a motion, seconded by Mr. Colbath, to approve the lot merger requested by Falcey Living Trust to merge PID 254-65 & 66. **Motion carried unanimously.**

Meeting adjourned at 7:24 pm.

Respectfully submitted,



Holly L. Meserve
Planning Assistant