

Midcoast Community Council
Agenda Memorandum

Meeting Date: November 8, 2017

To: Midcoast Community Council (MCC)
From: Lisa Ketcham, Chair
Dave Olson, Vice Chair
Subject: **HMB Distillery** Use Permit and CDP for craft distillery and public tours at new location, 155 Broadway, Princeton, PLN2016-00525

HMB Distillery opened at 103 Harvard in 2014 as owner-operated craft distillery with no employees or public onsite. MCC had no comment on that referral.

This application proposes to relocate the existing business to larger quarters at 155 Broadway, at the corner of Prospect and Harvard. The facility would be open to the public for tour/tasting events, typically 45 minutes long, between the hours of 11AM to 6PM, and not to exceed 55 people at any one time. The proposed reception/tasting area is 300 sq.ft. County parking requirement is 12 spaces, based on 4 spaces per 100 sq.ft. of public use area for tastings.

The 3/30/17 site plan showed 8 parking spaces including 1 ADA, all accessed via the existing Broadway entrance. The 8/31/17 site plan shows 12 spaces with #1-6 as an 80-foot row of perpendicular parking accessed along Harvard.

Suggested comments on this application for MCC consideration:

Parking:

Oppose the row of perpendicular private parking along Harvard:

- Causes loss of 80 feet of existing public street parking (4 spaces).
- Requires backing out into traffic to exit.

Could another nearby lot be leased for parking?

Could tasting area be reduced to lower the parking requirement?

Odors:

Recommend requirement for ventilation filtering for the fermentation area, similar to that proposed for Cannabis cultivation.