

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**June 10, 2013**  
**Minutes**

Planning Board members present were Clayton King, Donna Tracy, Lloyd Smith, and Craig Jordan. Alternate members present were Matt Smith, and Gloria McGraw. Tom Eastler, Bill Marceau and Tim Hardy were unable to attend.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; Kelly Greene, representing the Vining project; applicant, Tim Bowen, abutter, Melanie Farmer; and Brent Smith.

**1. Designate alternate members, if needed**

Mr. King designated Matt Smith as a voting member for this meeting.

**2. Review minutes of May 13, 2013**

Mrs. Tracy made a motion to approve the minutes of May 13, 2013 as submitted.

Mr. L. Smith seconded the motion.

VOTE: 4 – Affirmative None opposed 3 - Absent  
(Mr. M. Smith abstained and Mrs. McGraw was not present for this vote).  
Motion carried.

Mr. King suggested, with the Board's approval, that they should go down the check-off list that is submitted with each Site Review application and only discuss applicable items, rather than reading and going through the whole list each time, and the Board agreed.

**3. Kevin and Judith Vining - 3289 CY of Fill of the SW Corner of Property to Level Lot**  
**165 Wilton Road**  
**Map U31-040**  
**Soil Erosion Control/Storm Water Management Application #13-SS-04**

Mr. King asked if the Board deemed the application complete.

Mrs. Tracy made a motion that the application was complete.

Mr. L. Smith seconded the motion.

VOTE: 5 – Affirmative None opposed 3 - Absent (Mrs. McGraw was not present for this vote).  
Motion carried.

Ms. Greene was present to represent the application for the Vinings. She said they are proposing to fill in an area on the southwest corner of the property to provide a larger level area for parking. She also said that right now the bank drops off steeply and they would like to level it off to the same grade as the rest of the property.

It was stated that the fill location is behind where the Brickyard Café and Edge Automotive are located.

Mr. L. Smith questioned whether or not there was a need for a landscaping plan and if...“*on completion, scarified areas requiring stabilization will be loaned, seeded, and mulched*”, as stated in the application would suffice.

Mr. Kaiser said the landscaping requirements are not the same as if they would be if the land were being developed. He said they will still have to follow BMP's for soil erosion control and stormwater management. He said the area is fairly flat, and the important thing is that runoff patterns, rates, or volumes will not significantly change.

Mr. King asked if anyone in the audience had any questions.

Abutter, Melanie Farmer, said she went over the project with Kevin and Judy Vining and said that there is a huge gully they want to fill and the Vinings said they would also install rip rap on the common line. She said her concern is that she doesn't want the water to run down onto her property.

Mr. Kaiser said under the Ordinance that there should be no change in existing runoff onto abutters, and if there were they would have had to submit drainage calculations and plans. He said the filled area will be sloped so that the water continues flowing both toward the Wilton Road in front and to the west in back as it does now. Mr. Kaiser said to Ms. Farmer that if she isn't happy with the results she should let him know, and he would contact the Vinings who are obligated under their approval to fix any problem in this regard.

Mr. Kaiser said that Marvin Coolidge, an abutter on the opposite side of the Wilton Road, called him regarding his concern about dust as his business is located downwind of the subject property. Mr. Kaiser said the paving to be done of the front of the lot should help with this issue.

There being no further discussion Mrs. Tracy made a motion to approve the Soil Erosion Control/Storm Water Management application.

Mr. L. Smith seconded the motion.

VOTE: 5 – Affirmative 3 - Absent (Mrs. McGraw was not present for this vote).

Mrs. McGraw arrived and Mr. King designated Mrs. McGraw at this time as a voting member for this meeting.

**4. Tim Bowen – Construction of a 20' x 120' Self-Storage Building**  
**111 Marvel Street**  
**Map U29-Lot 030**  
**Site Review Application #13-SR-07**  
**Soil Erosion Control/Storm Water Management Application #13-SS-05**

Mr. King asked if the Board deemed the application complete, regarding Site Review.

Mr. L. Smith made a motion that the application was complete.

Ms. Tracy seconded the motion.

VOTE: 6 – Affirmative None opposed  
Motion carried.

Mr. King and the Board reviewed the check-off list.

Mrs. McGraw asked regarding the brief narrative in the "Soil & Storm" application run-off patterns, rates, or volumes. She said this one was almost the same on other applications.

Mr. Kaiser said this is a standard sheet he adds to all these applications, where he restates the application quantities, adds details depending on the project, and requires them to adhere to BMPs.

The Board then began the review of the Site Review application.

Mr. Bowen was present to represent this application.

Mr. King said, as stated in the application, the size of the building would be 20' x 120'.

Mr. Bowen said that he would like to change the size of the building to 30' x 100' so that tractor trailers could go around it, and then began to show this change to Mr. Kaiser on the project drawing in the application.

Mr. Jordan said he cannot vote on the project without having the new plans in front of him.

Mrs. McGraw made a motion to table the review of both applications for this building until they have received a revised plan [showing the new dimensions].

Mr. Jordan seconded the motion.

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

**5. Tim Bowen – Construction of a 20’ x25’ Addition to an Existing Building for Retail/Service  
107 Water Street  
Site Review Application #13-SR-08  
Soil Erosion Control/Storm Water Management Application #13-SS-06**

It was stated that the location of this project is where Morgan’s Hair Styling was located.

Exterior lighting was discussed, and Mr. Kaiser said that any lighting change would have to meet the standards in the [Zoning] Ordinance. Regarding parking, Mr. Kaiser said that with the seven spaces there is enough parking for service business use, while six spaces would suffice if the building is used for retail business.

Mr. King asked the Board to go down the check-off list.

Mrs. McGraw made a motion to deem the applications complete.

Mr. L. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

The Board began the review of the Site Review application.

There was a brief discussion and Mr. Bowen said that he is proposing to add on to building which will be used as a commercial rental and said that the roof lines would be the same.

Regarding the soil erosion application, Mr. King asked if the lot was going to stay the same way.

Mr. Bowen said, yes.

Mr. Jordan said that the lot fairly flat, the new building footprint is already impervious, and he sees no change regarding water flow.

Mr. Jordan made a motion to approve

Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

**6. Tim Bowen – Construction of a New 32' x 38' Building for Retail/Service  
230 Wilton Road  
Map U32 – Lot 004-A  
Site Review Application #13-SR-09  
Soil Erosion Control/Storm Water Management Application #13-SS-07  
Shoreland Zoning Application #13-SZ-02**

It was stated that the location of this proposal was on the Wilton Road by Subway and Enterprise Rentals.

The Board reviewed the check-off list.

Mr. Jordan said that when the Board sees a plan they make an assumption that it is a one-story building because the number of floors is usually not listed. He said 16' can be two stories.

Mr. Bowen said it was one story.

Mr. Kaiser said the footprint dimensions are shown on the plan, and the parking calculations are based on this square footage. If it were more than one story, the parking would have to be recalculated accordingly.

Mrs. McGraw made a motion to deem the application complete.

Mr. Jordan seconded the motion.

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

The Board began review of the Site Review application.

Mrs. McGraw expressed concern and questioned that the building looks like it is right up to the floodplain line and the 25' side setback line.

Mr. Kaiser said when the site was developed a survey plan was done which is the base for this plan, and the floodplain boundary was determined at that time. He said there is nowhere else for this building to go except just outside the floodplain and 25' side setback.

Mr. Jordan said when Troy Norton built his office building, surveyors found the pins and absolutely located the lot lines. He said Acme could do the same here.

Mr. Bowen said that when he purchased the building five years ago he had to have flood insurance, and then Acme came in and located the floodplain boundary and he no longer has to have flood insurance.

Mr. Kaiser said that he talked to abutter, Niles Gage, when he was measuring on the property, and it's important to get this common side line correctly located for the benefit of Mr. Bowen's building

setback and Mr. Gage as well.

Mr. Kaiser said that the Acme survey located the existing buildings on the plan, and this was the base for the site plan for the new building being reviewed.

Mr. Jordan said a surveyor can mark exactly where the side line is on the face of the earth, and agreed that this is a tight situation that requires a surveyor.

Mrs. McGraw made a motion to approve the Site Review application with the requirement that Mr. Bowen have a surveyor mark this side line so we're all sure the building meets the 25' side setback requirement.

Mrs. Tracy seconded the motion

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

Regarding the Soil Erosion application, Mr. King said that in the application it is stated that the number of cubic yards involved is 50.

Mr. Kaiser asked Mr. Bowen if the building was still going to be on a slab, and he said, yes.

Mr. King asked if there were any abutters present regarding this application and there were none.

Mr. King made a motion to approve the Soil Erosion Control/Storm Water Management application as presented.

Mr. L. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

The Board began review of the Shoreland Zoning application.

Mr. King asked how much the building would be shortened if it was brought forward in line with the existing building.

Mr. Kaiser said he would lose about 8' if he brought the building forward.

Mrs. McGraw asked how far the building would be from the water.

Mr. Jordan said it looked like 100-150 yards.

Mr. Kaiser said it was about 150' from Temple Stream, the whole property is within the 250' Shoreland Zone, it is in the General Development district where this is an allowed use, and the minimum setback is 75'.

Mrs. Tracy made a motion to approve the Shoreland Zoning application.

Mr. M. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

## **7. Other Business**

Mr. King said that he attended the seminar in South Paris on culverts and stream crossing and said it was very interesting, and that he learned a great deal.

Discussion followed regarding culvert installation, and Mr. King said that you would want to check with DEP even when putting in a culvert on your own land.

Mr. Kaiser said that Lloyd and Matt Smith probably run into that situation often in their profession.

Mr. L. Smith said there is a difference between temporary and permanent culverts, some of which do require the filing of a Permit-by-Rule application with DEP.

Mr. Kaiser said that the Code Office just received Comp Plan data from the State, and when time permits this will be sorted through to see what's useful in re-working the sections and updating tables on population, economy, education, etc.

Mrs. Ford said that the introduction is almost ready and she will send that out as soon as Mr. Kaiser has time to proof it.

Regarding Mr. Marceau's project on Main Street [Riverview], Mr. Kaiser said it is still on hold, as nothing new has been submitted and there has been no request for continuance.

There being no further business, the meeting adjourned at 7:30 P.M.

Minutes respectfully submitted by Jane Ford.

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Planning Board

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Date