

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
October 20, 2014
Minutes

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

Alternate members, Matthew Smith and Jeffrey Wright were also present.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; and Code Enforcement Assistant, Jane Ford.

1. Designate alternate members if needed.

In Mr. Marceau's absence, Mr. King designated Mr. M. Smith as a voting member for this meeting.

2. Review minutes of September 8, 2014

Mrs. Tracy made a motion to approve the minutes as submitted.

Mr. M. Smith seconded the motion.

VOTE: 7 – Affirmative 1 – Abstention 1 – Absent
Motion carried.

3. 82 High Street CDBG Housing Assistant Grant

Mr. Kaiser gave a brief presentation and said the Town of Farmington, in conjunction with the 82 High Street Corporation, submitted an application to the Office of Community Development (OCD) for a Housing Assistance Grant. He said the OCD has informed the Town that it has been invited into the project development phase of the application process (Phase II). He said a signed letter from the Planning Board Chairman stating that the proposed development plan would not be in conflict with the Farmington Comprehensive Plan and/or the Zoning Ordinance is one of the requirements.

Mr. King signed the required letter that was prepared by Planning Assistant, Mrs. Gelinas.

Mr. Kaiser said the grant funds of \$360,000 will be utilized to provide financial assistance for the installation of new water, sewer, and gas lines (the gas lines would be for future use when natural gas is installed in town) at the 82 High Street mobile home park located on Sawtelle Lane. He said the total costs would be \$400,000, with 82 High St. contributing \$36,000 in cash and \$4,000 in donated labor/materials. Mr. Kaiser said the engineering work this winter will be done with 82 High Street Corporation funds. He added that their last project went well and resulted in improvements such as increased heating efficiency and stabilization of this neighborhood.

Mr. King asked about the existing buildings, and Mr. Kaiser said the 82 High Street Corporation had not decided if they will be replacing these. The project will be installing new water, sewer, and gas lines to the existing development, which will accommodate all existing and/or any replaced structures.

Dr. Eastler said, regarding natural gas, UMF may decide not to include it in their energy plans. He said Summit Gas needs 1,700 customers in order for it to be financially feasible to extend here (from Jay).

Mr. Davis said that would also include Wilton, so 1,700 customers is feasible. He said he talked with Laurie Gardner of UMF, and she said the college still wants to go with natural gas. Mr. Davis said he thought that bio mass would be a better way for them to go.

It was asked how this would affect the 82 High Street project.

Mr. Kaiser said that there is an economy of scale with engineering and construction to affordably install gas along with sewer and water at 82 High Street. He added that gas will eventually come to Farmington, and this should be an option to the residents of this site as prices will continue to fluctuate for all fuels in the future.

Mr. Davis said we'll need to find out directly from Summit what their plans are.

Mr. Jordan said that another gas company is being sued due to the fact that they disturbed water lines while they were laying the gas lines. He also said there is another hindrance because there is a bottleneck in the gas lines between Massachusetts and Maine which is projected to double electric bills.

Dr. Eastler said that in the near future this area's natural gas availability will be at an all-time low.

Mr. Davis said natural gas isn't turning out to be the bargain as it was projected.

Dr. Eastler made a motion that the Farmington Planning Board endorses the 82 High Street CDBG Housing Assistant Grant.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative 1 – Abstention 1 – Absent
Motion carried.

4. Comprehensive Plan Review of Sections 9 - 12

After a brief discussion Mr. M. Smith made a motion to accept Sections 9 -12 of the 2014 Comprehensive Plan as presented.

Mr. King seconded the motion.

VOTE: 6 – Affirmative 2 – Abstentions 1 - Absent

Motion carried.

Mr. Kaiser said that the Comprehensive Plan had been sent to the Zoning Board for their comment, and he will now inform them that the Planning Board has approved the Plan. He said it will then be passed onto the Board of Selectmen who will conduct a Public Hearing.

5. Other Business

Mr. Kaiser said he hasn't heard anything new regarding the potential development at the former site of the "Big Pencil".

Mr. Kaiser said Mrs. Gelinas has been working diligently on the Business Friendly application for resubmittal to DECD.

Mr. King said he heard there may be a cell tower coming in to be located on Dave Horn's property.

Mr. Kaiser said that several weeks ago Dave Horn came to the Code Office to discuss this possibility.

Mr. King said Aubuchon has leased the rest of the old Farmington Ford for business expansion.

Mrs. Ford asked if any of the Board members were interested in the upcoming workshops (Bethel Oct. 22 and Augusta Dec. 9) for local Planning Boards and to let her know so she can register them.

Mr. Davis said an AVCOG workshop is coming up and it will be on Nov. 20, 2014 but he said he didn't have all the information at this time.

Mr. Davis also mentioned that he noticed test borings being done between Burger King and Walmart and UMF is also doing test borings.

Mr. Kaiser reported on the ice cream shop and said that he visits the site every other day and things are going well. He said they have used 1800 CY of the permitted 2000 CY fill so far. He added that they are following shoreland and floodplain requirements and have a third party inspector.

Mr. King asked about the progress at the new Family Dollar Store, and Mr. Kaiser said they're wrapping up site work and need to repave their highway patch at the sewer connection.

Dr. Eastler said they backfilled with clay and glacial till and are putting down asphalt pretty thick. He also talked about their robust footing which should keep the foundation stable as long as the building is heated.

Mr. Kaiser said this parking area is small and any heaving won't be the problem like it is at the Mt. Blue Shopping Center and Walmart.

Mr. Wright said he went by the new Thai restaurant (Sweet Ginger) and things are looking good inside.

It was mentioned that Basil's Pizza has opened on the Wilton Road.

There being no further business to discuss, Dr. Eastler made a motion to adjourn.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative 1 – Abstention 1 – Absent
Motion carried.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date