

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
December 14, 2020 – 6:00 p.m.
Minutes

Planning Board members present: Clayton King, Lloyd Smith, Craig Jordan, Gloria McGraw, Jeff Wright, and Judith Murphy.

Alternate members present: Linda Brown.

Members unable to attend: Michael Otley and alternate Michael MacNeil.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; Applicant Chaiwat (Charlie) Kloythop; Property owner Adrian Harris; Abutter Patty Haggan.

Mr. King opened the meeting at 6:00 p.m.

1. Designate alternate members, if needed

Mr. King designated Linda Brown as a voting member for this meeting in the absence of regular members.

2. Review minutes of October 19, 2020

Mr. Smith made a motion to accept the minutes of October 19, 2020 as written.
Ms. Murphy seconded the motion.

7 – Affirmative
Motion carried.

3. 20-SR-12 / U31-032
Chaiwat (Charlie) Kloythop
148 Wilton Road / Farm & Forest
Convert Harris Realty to Thai Smile Restaurant

Mr. King introduced the applications and asked for a motion.

Mr. King made a motion to accept the application as complete.
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

Mr. King asked applicant Chaiwat (Charlie) Kloythop to tell the Board why he is there and what he is looking to do.

Mr. Kloythop stated he is looking to turn the Realty building into a take-out only sushi and Thai food restaurant.

Mrs. McGraw asked if it would only be take-out with no inside dining.

Mr. Kloythop replied there would be no inside dining, the building is too small.

Mr. King said it was a straightforward application and asked if Mr. Kloythop was buying or leasing the property.

Mr. Kloythop replied that he is going to be buying the property.

Mr. Harris added that the application has him as the owner because the sale is pending approval from the Planning Board, but Mr. Kloythop has made a solid offer on the property.

Mr. Jordan asked if this was going to be a new location or if Mr. Kloythop was going to continue operating his location on Front Street as well as the new one on Wilton Road.

Mr. Kloythop said he was going to close the Front Street location and only operate out of the Wilton Road location.

Mr. Jordan asked if there was going to be a fence built between the property and the abutting property owned by Jonathan and Patty Haggan where the properties almost blend together with a "U" shaped driveway, as well as where the dumpster was going to be.

Mr. Kloythop said the dumpster would be out back.

Mr. Harris asked if the abutter wants the fence.

Mrs. Haggan replied that they are concerned about the highway traffic volume, saying people should turn right only when exiting (as they tell their customers), and heard Mr. Kloythop might extend the driveway around the back, and they'd like a fence on their side.

There was discussion about if there was room to construct and possibly tar a driveway around the back of the building.

Mr. Kaiser stated there was room to do that if the applicant wants, but he is only here tonight for a change of use approval and would have to come back to the Planning Board at a later time to be approved for extending the driveway and parking out back.

Mr. Kloythop stated he is going to leave the property the way it is right now and will come back if he decides to do the driveway and more parking in the future.

There was discussion about the five required parking spaces and the eight already existing.

Ms. Murphy asked if he was going to be open part-time and when he plans on opening at the new location.

Mr. Kloythop stated he was planning on opening at the new location September 2021, with open hours from 11 a.m. to 8 or 9 p.m.

Ms. Murphy asked if he was considering a drive-thru window at all.

Mr. Kloythop replied, no.

Mrs. Haggan asked what they estimated number of cars would be daily.

Mr. King stated the application says 50 cars per day. He added that he spoke with Farmington Police Department for a report of accidents at this location and there have been none in the last five years.

Mrs. Haggan commented she has only seen one in the last four years they have been at their location.

Mrs. McGraw asked if the curb cut there was the only one and why the lot was in the Farm and Forest district.

Mr. Kaiser replied that it is in the Floodplain for which the default zone is Farm & Forest, the curb cut was existing when the building was constructed and noted that Mr. Harris complied with floodplain elevation requirements. He said no traffic study is required as there will be way less than 100 trips per hour, but did say the Sewer Department is requiring a grease trap and a back-flow preventer.

Mr. Wright stated it is really horrible getting in and out of that area and asked if the applicant was going to ask patrons to only turn right out of the location, asking if he had any thoughts on getting a mirror.

Mr. Harris said all someone has to do is pay attention and wait for the nearby light to change and traffic to clear to turn right or left.

Mr. Smith asked if the dumpster would fit in parking spot labeled #8 and if the applicant was planning on doing snow removal in a way that they don't lose any parking.

Discussion about where the dumpster would go continued.

Mr. King asked what was behind the building for land.

Mr. Harris said there is 15-18 feet of pavement, then gravel, then it drops off.

Mr. Kloythop said he'd put the dumpster out back.

Mr. Harris said he'd put it on the gravel just beyond the pavement.

Mr. King asked if the applicant would be willing to put fencing around the dumpster to hide it.

Mr. Kloythop said he would, that's not a problem.

Mrs. Haggan asked if her husband Jonathan Haggan isn't happy could they put up a fence on their side.

Mr. Kaiser replied they could put a fence up right up to the property line if they chose to.

Mrs. McGraw made a motion to approve the application as submitted with the condition to install fencing to hide the dumpster and along the [Haggan] side.

Mr. King seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

4. Other Business

Code Office Updates:

- The Clean Connect project is on the horizon and it has been discussed to have the Planning Board meeting at the Community Center when they submit their application due to an anticipated crowd.
- LEAP Inc. is working on plans for a training facility at 167 Livermore Falls Road (Map R 4, Lots 11-2 and 11-1) - which will be coming before the Planning Board.
- Safe Voices is working on plans to renovate their building into three individual apartment units - which will be coming before the Planning Board.
- Ken and Monica Allen, who built the garage on Fairbanks Road that was a concern to the Board for being too close to a property line, has had a survey done and will record deeds that meet the setbacks.
- Rachel has wrapped the diner for the winter, Mike Fogg is coordinating the project for her, and TPI Dana Sturtevant is designing the foundation. [This will also come before the Board when plans completed.]
- There are solar projects being planned for Sally Speich Rees on the Holley Road and Mike MacNeil's property on the Whittier Road, adding that Mr. MacNeil has taken a job at sea and will be gone for four months. [These will also come before the Board when plans completed.]
- Palmer Realty on Wilton Road is going to be putting some extra apartment units in at that location but nothing on the scale of Willow Springs. [This will also come before the Board when plans completed.]
- Willow Springs plans are still being worked on but coming along slowly.

Ms. Murphy asked Mr. Kaiser if he had heard anything about the homeless shelter.

Mr. Kaiser replied that there was an article recently in the Daily Bulldog reporting that the Homeless Outreach organization had folded – due to a rejection for MaineHousing funding and other shortfalls. He said an attempt was made to turn the old Burgess Shoe Store location in Wilton into a shelter but that failed.

Mr. Jordan said John Moore had tried to help them in their acquisition of this site, which is owned by Franklin Memorial Hospital, but the asking price was too high.

Mr. Smith made a motion to adjourn the meeting.
Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

The meeting adjourned at 6:50 p.m.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date