

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**August 9, 2021 – 6:00 p.m.**  
**Minutes**

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

Alternate members present: None.

Members unable to attend: Jeff Wright and Michael MacNeil.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; Applicants: Cory Boyker; Randy Cousineau and Kendall Knowles; and Brent West representing High Peaks Alliance.

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

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

No designation needed.

**2. Review minutes of July 12, 2021**

Mrs. McGraw made a motion to accept the minutes of July 12, 2021 as written.  
Mr. Smith seconded the motion.

VOTE: 6 – Affirmative  
Motion carried.

**3. 21-MJ-03**  
**Cory Boyker**  
**184 Farmington Falls Road / U10-66**  
**Medical Marijuana Store**

Mr. King introduced the application.

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

VOTE: 6 – Affirmative  
Motion carried.

Cory Boyker the applicant told the Board it is pretty simple, he would like to have a medical marijuana store at the 184 Farmington Falls Road location.

Mr. King asked if the location was where the pawn store was or currently is.

Mr. Boyker stated the pawn store is closed but it is the same location.

Mrs. McGraw asked Mr. King to clarify for Mr. Boyker what the first vote was for so he wasn't confused.

Mr. King restated what the motion, second and vote was for.

Mrs. McGraw asked Mr. Kaiser to review the number of permits/licenses available and how many of each again.

Mr. Jordan verified with Mr. Kaiser there is no more available unless one of the current ones are no longer going to continue for any reason.

Ms. Murphy asked if he was planning on staying medical or going adult.

Mr. Boyker replied he is going to stay medical and who knows what the future holds.

Mr. Jordan made a motion to approve the application as presented.

Ms. Murphy seconded the motion.

VOTE: 6 – Affirmative

Motion carried.

#### **4. 21-SS-10**

**High Peaks Alliance**

**Front Street / U14-46**

**20'x30' Parking area improvements**

Mr. King introduced the application.

Mrs. McGraw made a motion to accept the application as complete.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative

Motion carried.

Mr. King asked who was present to represent the application and asked to give an overview of the project.

Brent West of High Peaks Alliance said that UMF was improving the trails and the parking area owned by the Town and High Peaks Alliance is doing the work. He said they were approved for 50 CY by CEO Steve Kaiser but will need another 150 CY to finish the job. He added they were looking for material that would pack very hard and were thankful to find it locally.

Mrs. McGraw asked if it was near any water.

Mr. West stated David Rocque walked the property and didn't see any issues even with the old oxbow nearby. He added they are working with the Franklin County Soil and Water Conservation District and will use erosion control practices throughout the project.

Ms. Murphy asked how many parking spaces there were going to be.

Mr. West replied that there isn't an exact number but they are designating two accessible parking spots.

Mr. King asked if they were planning on putting any benches along the trail.

Mr. West said yes, one down by the Sandy River and one halfway through the trail hopefully.

Mr. King wished him luck as the Rotary Club has tried benches and gave up after getting vandalized time and time again.

Mr. West replied that they will probably add concrete to the base.

Mr. West added that the trail improvement helps with poison ivy issues and there will be more policing of the area to deal with any nuisances.

Mr. Jordan made a motion to approve the application as presented.

Mr. King seconded the motion.

VOTE: 6 – Affirmative

Motion carried.

#### **5. 21-SS-11**

**Cousineau Properties  
659 Wilton Road / U38-8  
27'x800' Road**

Mr. King introduced the agenda item.

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

Mr. Jordan seconded the motion.

VOTE: 6 – Affirmative

Motion carried.

Kendall Knowles the contractor for the project introduced the project and stated they are looking for approval to build a 27'x800' road along which they are hoping to build houses in the future.

Randy Cousineau the property owner, stated he had Main-Land Development Consultants do the plan.

Ms. Murphy asked if there were any zoning issues.

Mr. Knowles replied no.

Mr. Smith asked for clarification on where the road is near Red School House Road and the rail trail and if the double lines on the map were the road.

Mr. Knowles said yes, it's the double lines, and the road essentially goes up to a "T". He added these plans were done a couple years ago with a different thought in mind, but right now they're only looking for approval on this section.

Mrs. McGraw asked how many acres the project was.

Mr. Knowles stated there were 34-36 acres in the lot, but only 23 acres or less would be used for housing.

Mr. King stated Main-Land does a great job and asked if the road was going to be built to Town specifications.

Mr. Cousineau said it will be built to Town specifications to be taken over some time in the future by the Town.

Mr. Kaiser added that it will have to go to a Town vote for the road to be accepted.

Mr. King asked if there was going to be any lighting.

Mr. Cousineau replied no.

Mrs. McGraw asked how many houses were going to be put in.

Mr. Cousineau stated they have no idea, they are only here for the road tonight and haven't gotten to that point yet.

Mr. Knowles added the number will be terrain dependent.

Ms. Murphy made a motion to approve the application as presented.

Mrs. McGraw seconded the motion.

VOTE: 6 – Affirmative

Motion carried.

## **6. Other Business**

The Board discussed Town Manager, Richard Davis' retirement.

### Code Enforcement Updates:

- The Appeals Board has two upcoming applications; one for a rear setback and one for a setback variance for Chad Crandall between marijuana stores.

Mrs. McGraw asked for more information about Mr. Crandall's Appeals application in which Mr. Kaiser explained.

Mr. Jordan stated this would set a precedent in the future for people to ask for the same. He added that he doesn't understand what the point of having it 1000' between marijuana businesses if he can just go to the Appeals Board for only 500'.

There was further discussion about the application and the concerns of another marijuana building.

The Board then discussed the odor from the existing marijuana locations.

Mr. Kaiser stated it will never be gone but it has gotten better.

Mr. Kaiser said the approved Vining solar application will be coming back in for some modifications.

Mr. Kaiser said Dana Valleau was unable to get the NextEra information together in time for this meeting but said he should be ready for the next meeting. He said he sent an email to Dana asking for plans for repairing the road damage that has occurred during the project.

Mr. Kaiser said Ryan Morgan has stated he is going to go before the Board of Selectmen to request adding more slots in the Marijuana Ordinance for stores after he has been told there are no more available.

There being no further discussion or updates Mr. King called for a motion.

Mr. Otley made a motion to adjourn the meeting.  
Mr. King seconded the motion.

VOTE: 6 – Affirmative  
Motion carried.

The meeting adjourned at 6:45 p.m.

Minutes respectfully submitted by Kate Foster.

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Planning Board

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Date