

**FARMINGTON PLANNING BOARD**

**153 Farmington Falls Road**

**June 12, 2023 – 6:00 p.m.**

**Minutes**

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

Alternate members present: None.

Members unable to attend: Michael Macneil and Troy Luther.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants: Normand Martin, Josh Platt, and Amy Morin.

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

**1. Pledge of Allegiance**

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

No designation needed.

**3. Review minutes of May 8, 2023**

Ms. Murphy made a motion to approve the minutes of May 8, 2023 as written.

Mr. King seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

**4. 22-SR-14 & 22-SS-11**

**Normand Martin**

**School Street / U29-28-B**

**4 – unit apartment building – (continuation)**

Normand Martin was present for the meeting.

Mr. Smith called for a motion on if the application was complete for review.

Ms. Murphy made a motion to accept the applications as complete for review.

Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Mr. Martin introduced himself and said that the site plan shows how he would like it and stated the only thing missing from the building elevations were the windows on the sides.

Ms. Murphy asked if there had been any changes to the plans since the Board last reviewed the Site Review and Soil Erosion/Storm Water applications.

Mr. Martin replied that the only thing he has changed is shakes in the front going up to a certain point and then vertical siding.

Ms. Murphy asked if there were going to be any shrubs on the lawn areas around the building.

Mr. Martin replied yes, he is planning on having some in each lawn section, by the entrances, and at both ends of the building. He added he's also putting in sidewalks.

Mr. King asked about drainage flow, which was not indicated on the site map.

Mr. Martin stated the back of the property is already a drainage area which they plan to leave the way it is, and the building area will be raised a foot from street level. He said they'll have culverts in the front and will add another, with runoff split so some will drain to the back and some to the front.

Mrs. McGraw stated that the site plan looks good and has the details the Board was looking for.

Mr. Wright asked about any outside lighting.

Mr. Martin stated he will have automatic outside lights, a Knox Box, security cameras, and a fire alarm system.

Mr. Smith asked about the ditch by the road and the driveways on the plan.

Mr. Martin said he currently has one entrance with a culvert and is going to put in another 12" culvert on the other side for the second entrance.

There being no further discussion, Mr. Smith called for a motion.

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

Mr. King seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

**5. 23-SS-05**

**Josh Platt**

**Fairbanks Road / U31-006**

**400 CY road construction**

Mr. Smith introduced the application and verified the applicant was present.

Mr. Smith asked if any of the Board members felt they had any conflicts of interest.

Mr. King stated he is an abutter but doesn't think that's a conflict of interest.

Ms. Murphy made a motion to accept Mr. King as a voting member for the review of the application.

Mr. Wright seconded the motion.

VOTE: 6 – Affirmative      1 – Abstained

Motion carried.

Mr. Smith called for a motion on completeness of the application.

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

Mr. Otley seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Josh Platt of Maine Environmental Solutions introduced himself as the applicant and stated he would like to construct a driveway for a single-family home for the property owner, Alison Chakoumakos. He stated it is a steep slope next to an unnamed stream so he has to construct the driveway a minimum of 25' from that resource. He added that with the application he submitted, also his DEP Permit-By-Rule permit and a DOT entrance permit application.

Mr. Wright asked what the plans are for runoff.

Mr. Platt replied that for runoff he will have an erosion control mulch berm as well as silt fence in place. He added that where the stream veers away from the driveway location he is planning on one culvert that will have flows directed to it and have stone rip rap.

Mrs. McGraw asked if this was beside the old Chakoumakos home.

Mr. Platt said yes.

Ms. Murphy stated this is a dangerous corner.

Mr. Platt replied the location falls under Town jurisdiction as the 32' curb-cut is in the urban compact, and he commented that the sight distance is good in the area.

Ms. Murphy asked what the width of the driveway was going to be.

Mr. Platt replied that it will be 16' wide with fill extensions meeting the 25' setback from the stream.

Mr. King asked if there was an existing driveway.

Mr. Platt stated there was an old logging road, and the new driveway location is flagged and

the house lot cleared.

Ms. Murphy asked if he felt there might be any traffic issues.

Mr. Pratt stated when they truck in material, it's going to be from the back access to the property via the CMP right-of-way. He said he doesn't see any issues and when they put in the curb-cut and 32' wide entrance, they'll have signs and flaggers.

Mr. Smith stated that coming from the north it was 10 seconds from the time you see the top of the vehicle to the curve of the road.

Mr. Platt said that's one reason they're putting in a 32' wide entrance.

Mr. Smith asked how they were able to gain access from the back.

Mr. Platt replied there is a powerline behind the property that the owner got permission to go through to cut the lot. He added that the owner is planning on also putting in a temporary road through someone else's property to get the trucks in and out the back way.

Mr. Smith said that the winter photos with snow on the ground made it hard to see where everything was going.

There being no further discussion, Mr. Smith called for a motion.

Mr. Wright made a motion to approve the application as submitted.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

**6. 23-SR-06 & 23-SS-06**  
**Amy Morin**  
**805 Farmington Falls Road / R01-001-A**  
**50' x 100' steel building**

Mr. Smith introduced the application and verified the applicant was present.

Mr. Smith asked if any members felt they had a conflict of interest.

Mr. Jordan stated he owns a piece of property that abuts the applicant but does not feel he has any conflict of interest.

Ms. Murphy made a motion to accept Mr. Jordan as a voting member for the review of the application.  
Mr. King seconded the motion.

VOTE: 6 – Affirmative      1 – Abstained  
Motion carried.

Mr. Smith asked the Board if they wanted to review the applications together or separately.

Mr. King made a motion to review the Site Review and Soil Erosion/Storm Water applications together.

Mr. Otley seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Mr. Smith called for a motion on whether the applications were complete for review.

Mr. Otley made a motion to approve the applications as complete for review.

Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Amy Morin, owner of Black Bear Graphics, introduced herself and stated she would like to build a 50' x 100' steel building on the existing property to move her business into because the building where she is currently in, is in poor condition. She said she has spoken with Steve Kaiser and the setbacks are easily met, she has a builder, and she's working with Dana Sturtevant as TPI (Third Party Inspector).

Ms. Murphy verified with Ms. Morin that she had demolished the old building that was where the new one was going.

Mr. Smith verified with Ms. Morin she's currently in the extension on the back of the existing main building.

Mr. Wright verified there was going to be a concrete pad poured.

Mrs. McGraw verified Ms. Morin owned the land and the building.

Mrs. McGraw asked if the building that was demolished was buried on the property.

Ms. Morin replied yes, she had Rodney Powers do that work and she checked with Mr. Kaiser prior to the demolition.

Mr. Jordan said the project looks good and adds to the Town's tax base.

Mr. King asked Ms. Morin if she was expanding her business.

Ms. Morin replied she was, and she already has prospective tenants contacting her to lease her old space.

There being no further discussion or questions, Mr. Smith called for a motion.

Mrs. McGraw made a motion to approve the Site Review and Soil Erosion/Storm Water applications as submitted.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

## 7. Other Business

### Code Office updates:

- The Edgewater Village 24-unit housing project at Willow Springs may be coming in for review at the July meeting.
- There is a commercial development company looking to put a building in the Cousineau lot at the corner of Knowlton Corner Road and Wilton Road. It may be Starbucks but this has not been verified yet. The project will trigger a Traffic Impact Study where it will be more than 100 peak trips per hour. They may have to install a traffic light at that intersection that will sync with the light in front of Walmart.
- Marshall's is renovating the vacant space at Hannaford plaza.
- Clearwater Solar will be coming in for approval of amended plans at some point.
- Ben West is planning on coming in for the July Planning Board meeting with a Subdivision application for Voter Hill.
- Safe Voices on Livermore Falls Road would like to add more units to their facility and will be turning in a Site Review application for that this summer.

There being no further business or discussion Mr. Smith called for a motion to adjourn.

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

VOTE: 7 – Affirmative  
Motion carried.

The meeting was adjourned at 6:35 p.m.

Minutes respectfully submitted by Kate Foster.

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Planning Board

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Date

