

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
April 10, 2017 – 6:00 P.M.
Minutes

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

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Planning Assistant, Cindy Gelinias; applicants, John Otte & Michelle Knox, and Elliot Thayer; and abutters Erika Schumacher, Amanda Bolduc, and Robert & Cynthia Carter; and Ann Bryant of the Lewiston Sun Journal.

1. Designate alternate members, if needed.

Dr. Eastler designated Mr. Wright and Mr. Otley as voting members.

2. Review minutes of March 13, 2017

Mr. Smith made a motion to approve the minutes of March 13, 2017 as submitted.

Mr. Wright seconded the motion.

VOTE: 5 – Affirmative 4 – Absent
Motion carried.

Dr. Eastler said they would begin with Mr. King's project, with Code Enforcement Officer Steve Kaiser presenting the project.

3. Clayton King
Land Improvement Project
284 Titcomb Hill Road
R11/6
17-SS-01

Mr. Kaiser displayed a drawing of the proposed project which showed the low areas to be filled on the site – on the west end and on the east end. He said Mr. King wanted to fill in the low areas to create more parking, and make it easier to access, maintain, as well as harvest hay. He said it would take approximately 500–1,000 cubic yards to fill the low areas on the east end and approximately 6,000 cubic yards on the west end, for an estimated total of 8,000 cubic yards. Mr. Kaiser said it wouldn't impact the drainage for the Town road, and Mr. King would stabilize filled areas.

Dr. Eastler said he walked the site with Mr. King prior to the meeting and there won't be any fill in the waterways that would block drainage. He said Mr. King had spoken with the Public Works Director regarding the project who stated he was satisfied with the project design.

Mr. Wright asked about the pond that was on the property.

Dr. Eastler said the far side of the pond will remain the same and the area below the pond will eventually be mowed for hay.

Mr. Otley asked about the brooks crossing the property.

Dr. Eastler said the brooks wouldn't be impacted, there is a culvert, and Mr. King would also be removing some trees to make the area more functional.

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

VOTE: 5 – Affirmative 4 – Absent
Motion carried.

**4. John Otte and Michelle Knox
D+M Sales & Service (Used Car Sales)
410 Lucy Knowles Road - R2/22
17-SR-01**

Mr. Otte said he wants to sell used cars and do repairs at this location. He said he sold used cars for five years just up the road [east] from this location about ten years ago and he never had a problem with the Town or neighbors.

Dr. Eastler asked if there were any abutters present with questions, and there were none.

Mr. Jordan made a motion to approve the application as submitted.
Mr. Smith seconded the motion.

VOTE: 5 – Affirmative 4 – Absent
Motion carried.

**5. Woodlands Senior Living of Farmington LLC
Preliminary Presentation - Phase 2
175 Knowlton Corner Road
R4/22**

Dr. Eastler asked who would be representing the project for the preliminary presentation.

Mr. Thayer said he is the civil engineer for Thayer Engineering and he would be representing the Woodlands Senior Living of Farmington LLC, which owns the 34 acre parcel. He presented preliminary site design plans for orientation showing the two driveway entrances - one on Knowlton Corner Road for residents and visitors and one on Webster Road for deliveries and staff – and Wilson Stream on the southerly side of the property.

Mr. Thayer said Phase 1, which was approved by the Board last summer and is currently under construction, required permit from the Department of Environmental Protection (DEP) under storm water regulations for drainage and limited wetland impacts. He said the entrances in Phase 1 will also serve Phase 2, which is an addition to the Phase 1 building, and will continue around the back for parking and emergency access. Mr. Thayer said the Phase 1 building is 20,224 sq. ft. with 36 beds for senior living, and the Phase 2 building will be 32,447 sq. ft. with a total of 66 beds for 46 residential care units and 18 apartments for senior living with two of the apartments having two beds. He said they have submitted the required DEP site location development permit application because it exceeds three acres of impervious area involved in Phase 1 and 2.

Mr. Thayer said the trip generation analysis states there is no significant traffic impact, and the project is well below requiring a traffic permit from the Maine Department of Transportation (MDOT). He said there will be a total of 132 parking spaces including 11 handicapped, with approximately 50 spaces for staff to provide an overlap capacity for both first and second shifts. Mr. Thayer said there will be 18 staff on the first shift, 14 staff on the second shift, and 5 administrator management employees.

Mr. Thayer said the facility is connected to municipal water at the Knowlton Corner Road. He added that the facility is connected to municipal sewer through a sewer pump station near Wilson Stream with a force main to the pump station at Wilton Road and, although the pumps aren't in yet, it is designed for the full buildout for Phase 1 and 2. Mr. Thayer said the storm water design is completed for Phase 2 and a new pond will be constructed toward Wilson Stream. He said they dug test pits for Phase 2 which showed gray silt/glacial marine clay and no bedrock so there won't be any blasting. Mr. Thayer said the proposed exterior lighting will be full cut-off/shielded with a maximum height of 20 feet. He said they wanted to start construction on June 1st and have it completed September 2018, and Phase 1 is expected to be open September 2017.

Mr. Otley asked why they didn't include Phase 2 with the Phase 1 application.

Mr. Thayer said they spent two years looking in the area for a site and working on the initial plans. He said approximately two months ago he was told to go ahead with this design and permitting because the owners had decided that it would fit on the selected site and compliment their facility.

Mr. Davis said when the Phase 1 project was presented to the Selectmen for approval of the Tax Increment Financing (TIF) there was some discussion of a Phase 2. He said the Phase 1 TIF is a deferment for 100% of the taxes over 10 years, and the Phase 2 will be fully taxable on completion.

Ms. Bolduc said she attended a meeting years ago when Home Depot or Lowes was interested in developing the property, and someone then spoke about concerns with an underground stream and the flooding of neighboring areas. She asked what preventative measures will be taken to address her concerns of flooding on her property, the distance of the 132 parking spaces from her back line, and the traffic impact on this residential area.

Ms. Schumacher said the amount of traffic on Knowlton Corner Road increases when the Mt. Blue High School (MBHS) students arrive and are released, and you can wait up to 10 minutes at the flashing light on the Wilton Road to pull out onto the highway..

Mr. Thayer said from the center of Ms. Bolduc's property, it would be about 70 feet to the parking area.

Ms. Schumacher said the staff will be entering the facility between her property and the Cundick's property, and the driveway traffic will be much higher than what they were originally told when they agreed to sell land for part of the entrance. She said this is a neighborhood where children play and she is concerned for their safety with the increased traffic from staff, visitor, delivery, and emergency vehicles.

Ms. Schumacher said she spoke with Mr. Lon Walters to request more trees or a fence to screen the entrance, and she said he refused and told her to fence her own yard. She said that at the Planning Board site walk over the members suggested that the facility owners talk with the neighbors about putting in screening, and she said they still haven't contacted the neighbors for their input.

Ms. Schumacher said they are picking up bags of trash generated by this project every day, and there are big pools of water in the field where her family snowshoes. She said the Knowlton Corner and Webster Roads are already in bad shape and not equipped to handle the increased traffic. Ms. Schumacher said the neighborhood can currently see the stars at night because there are no street lights, and she said she spoke with Mr. Lon Walters about installing auto motion sensor lights, and he told her no, the lights will be shining down and shielded. She said just because this project has been proposed doesn't mean it should be approved.

Ms. Bolduc said the traffic pattern and the loop for Phase 1 didn't impact as many of the abutting properties as Phase 2 will with the additional traffic and parking lots running in front of and behind the facility. She said this area is considered a wetland and she is concerned about the runoff from the asphalt areas polluting Wilson Stream. Ms. Bolduc said the site is wet and, with the added weight of the Phase 2 project and underground steam that runs between her and the Carter's property, she is concerned that it will flood their properties and values will drop. She invited everyone to come out to her property so she could show them where the underground stream bubbles up out of the ground. Ms. Bolduc said Webster Road gets closed every spring except to local traffic. She said Phase 2 is much larger than Phase 1 and, while this may supply jobs, it will disrupt our community. Ms. Bolduc asked if they are looking for Planning Board approval tonight because two months is a very short time to make a decision on this project.

Dr. Eastler said the facility owners requested this preliminary presentation prior to submitting a formal application, and nothing will be decided tonight. He said the underground stream is groundwater, and it would be good to consult with a hydrologist to determine the groundwater table and directional flow. Dr. Eastler suggested getting hydrological studies of the area for Phase 2 because we need to know what is going on.

Mr. Davis said the peak hour traffic doesn't meet the standard that requires a traffic engineering study from MDOT, but the Planning Board could still request a traffic study as part of the submittal.

Mr. Carter said by his house there is a gigantic culvert with water flowing from the farm that goes down over his land, and they can't walk in their back yard most of the year because it is so wet. He asked if it could be redirected.

Dr. Eastler said during the flood of 1987 water washed out part of the Knowlton Corner Road and they had to put a culvert in. He suggested the property owners contact the State geologist, Robert Marvinney, to help understand what is going on with the groundwater and to get in touch with the US Geological Survey in Augusta which has hydrological program.

Mr. Thayer said he would like to address some of the comments made tonight.

- There will be 50 parking spaces for employees to allow for shift overlaps
- The first shift, for both Phase 1 and 2, will have 18 facility and 5 administration management employees, with a maximum at any time of 23
- There is information in the DEP application on file with the Town that includes a traffic study and trip count that will be included in the complete application submitted to the Planning Board
- The loop in Phase 1 is to drop off residents and visitors, and a section of it will be the common driveway for Phase 2 drop off
- The driveway continues around the building for safety and emergency access

Mrs. Carter asked how far the driveway is from their property line.

Mr. Thayer said about 30 feet. He added that they dug 24 test pits and didn't find any underground streams. He said Knowlton Corner Road is 20 feet higher than the site and water comes down the hill from there. Mr. Thayer said we have designed the storm drainage system around the building and parking area to prevent flooding and carry runoff to the pond to be treated before it reaches Wilson Stream.

Dr. Eastler said the Town requires these retention ponds for businesses like Walmart with large parking lots.

Mr. Thayer said E. L. Vining Inc. is doing all the site work for the project, including items like erosion control and mulching, and DEP reviews the storm water calculations and conducts spot inspections to make sure they are following all erosion and sediment control standards. He said the 100-year flood elevation of Wilson Stream is 365 feet and the building floor is 388 feet. Mr. Thayer said Vining's will be excavating the swale in back of the abutters which will intercept any flood water coming from Knowlton Corner Road and carry it to downhill to the west. He said the wetland areas are delineated in the DEP application. He said Summit Engineering is the geologist for both phases of the project.

Dr. Eastler asked who is designing the retention ponds.

Mr. Thayer said he is still designing the storm water system and calculating the increased water runoff from the impervious areas which will be channeled through the swales and pipes to the retention ponds. He said the ponds are designed for a 24-hour storage capacity and treat the storm water by passing it through a sand filter lining the bottom of the pond, which then drains via pipes into the catch basin. Mr. Thayer said this was designed to comply with DEP standards for stormwater treatment.

Discussion followed regarding the riprap plunge pool.

Mr. Thayer said the plunge pools are used for slowing water velocity by taking the energy out of the flow. He said there is one on the inlet and one on the outlet, and the riprap protects the soil from eroding. Mr. Thayer said the outlet also has a level lip to further reduce erosion, and the emergency spillway will allow the treated water to flow slowly over the land to Hardy Brook and Wilson Stream.

Ms. Bolduc asked if there were any design plans to provide safety measures for the neighbors.

Mr. Thayer said he didn't have any shown on the plans.

Mr. Davis asked what Ms. Bolduc is proposing for safety measures.

Ms. Bolduc asked for a solid fence or line of trees because there are children playing in the yards.

In reply to Ms. Bolduc's prior references to the Home Depot project, Mr. Kaiser stated they never submitted an application or plans to the Planning Board, but they did make a preliminary presentation to the Board and spent approximately \$1 million on pre-engineering costs. He said they told him the reason they didn't build the store was because they needed to bench the site into a plateau with a substantial amount of fill, and the existing underlying clay on sloped bedrock would not support their loading without using excessively costly sheet pile.

Dr. Eastler complimented Mr. Thayer on his thorough presentation. He said this project needs to provide a safe environment for the neighborhood and the facility and it must work well for everyone involved.

Mr. Otley said his concern is that Phase 2 wasn't presented during the Phase 1 application and now we are tripling the size of the project and the traffic.

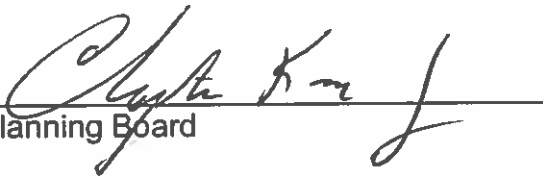
Mr. Kaiser said we currently have a copy of the DEP application, we will soon have their submitted Town applications for the next meeting, and these are available for the public to review. He added that he thought that the reason Phase 2 wasn't mentioned during Phase 1 review was that they were doing market research and financial analysis before making any decision on future additions,

Dr. Eastler recommended the Board conduct a site walkover after the next meeting.

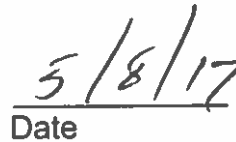
6. Other Business

There being no further business, the meeting adjourned at 7:41 P.M.

Minutes respectfully submitted by Cindy Gelinis.



Planning Board



Date