

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
March 12, 2018 6:00 P.M.

Planning Board members present: Clayton King, Lloyd Smith, Jeff Wright, Craig Jordan, and Donna Tracy.

Planning Board members absent: Tom Eastler and Gloria McGraw; and alternates Mike Otley and Bill Marceau.

Others present were: Code Enforcement Officer, J. Stevens Kaiser; Code Enforcement Assistant, Robin Zagorodny; Town Manager, Richard P. Davis; Town Attorney, Frank Underkuffler; Buzz Davis, business property owner; Paul Hersey, Frank Giampietro, and Sarah Maline residents; and Melissa Littlehale, a UM law student doing research

Applicant representatives present were: Cooper Zelnick and Don Kent, from Recover Together, Inc.; Jim Lord from Dirigo Engineering; and Tom Holt and Jim Andrews from Farmington Village Corporation.

Mr. King opened the meeting at 6:00 pm.

1. Designate Alternate Members
No alternates
2. Review minutes of February 12, 2018

Mr. Smith made a motion to accept the minutes as read.
Mr. Wright seconded the motion.

VOTE: 5 – Affirmative 4 – Absent 0 - Abstain
Motion carried.

3. 18-SR-04
Cooper Zelnick and Don Kent
Counseling Services
140 Pleasant Street
Farmington ME 04938
U15 Lot 072

Mr. Zelnick represented the Recovery Group Inc. He stated they were looking to open a counseling service at the Pleasant Street location. This location had been a prior counseling center. They offer counseling to small groups and individuals along with medication options. This will be handled by the doctors that visit a few times per week and medication is provided through prescriptions filled off site. No medications will be dispensed, traded, collected or held on site.

Mr. King asked if there were any questions;

Mr. Wright did not have any questions.

Mr. Jordan asked to verify which space this is in the building.

Mr. Zelnick stated where the State liquor store used to be.

Mrs. Tracy did not have any questions.

Mr. Smith did not have any questions.

Mr. Jordan made a motion to accept the application as submitted.

Mr. Smith seconded the motion.

VOTE: 5– Affirmative 4 – Absent 0 - Abstain

Motion carried.

4. 18-SR-03 and 18-SS-03

Farmington Village Corporation Water Department

Construct 2.5 million gallon water reservoir and remove existing 5 million gallon reservoir

210 Titcomb Hill Road

Farmington, ME 04938

U18-030

Mr. Holt, Farmington Water Department Superintendent (Farmington Village Corporation) stated they want to construct a 2.5 million gallon concrete reservoir to replace the existing 5 million gallon reservoir which has outlived its life. He added that it will be funded in part by grant monies.

Mr. Jordan asked why it is going to be half as big.

Mr. Lord said the current reservoir dates to 1937 when there was only one well and the volume was critical for fire safety needs. He said now there is another reservoir on the Seamon Road and another well across the river, with a total of three wells. Mr. Lord continued, saying the large volume stored in the current reservoir can result in lower water quality due to length of storage time, and the new tank will improve water quality, optimize the volume of water available, and allow for five days of storage, with plenty available for fire protection. He said there needs to be a 20% turnover in storage water daily which is not happening now.

Mr. Jordan stated that currently the town has great water pressure - will this change affect that?

Mr. Lord said there's currently a 10-inch outlet pipe that will be increased to 16-inch to improve supply, with no excavation necessary off site. He said currently Titcomb Hill and Anson Street have pressure loss when water is used for firefighting or hydrant flushing, but this large pipe will correct that.

Mrs. Tracy did not have any questions.

Mr. Giampietro of 204 Anson Street asked how long the construction will last.

Mr. Lord stated first will be the preparatory site work, utilizing erosion control measures, which will be done by a local excavation contractor, then the tank will be erected, filled and chlorinated, and pressure tested, then the site is landscaped. He said this should take around 5 to 6 months of construction.

Mr. Holt stated there will be trucks and excavators working during normal business hours, which will be monitored closely.

Mr. Lord said there will be a representative on site who will require the local contractor to maintain dust control with water trucks, clean-up the roadways as needed, with flaggers for traffic control.

Mr. Holt said the on-site road was widened in the past to accommodate truck traffic.

Mr. B. Davis asked what they will be doing with the current reservoir - filling it in or digging it up.

Mr. Lord said it won't be filled in.

Mrs. Tracy did not have any questions.

Mr. Smith asked whether the old reservoir site will be sloped or level.

Mr. Lord said it will be a gradual slope – with enough grade to drain.

Mr. Smith asked about draining the old reservoir.

Mr. Lord said they will gradually transfer as much as they can to the new tank, then slowly drain out what's left in the old reservoir without causing any water pooling or erosion, using the existing drainage system.

Mr. Smith asked what the Ten State Standards are.

Mr. Lord explained that it is a national standard, like the AWWA, TSS, APWA, which civil engineers use to meet common standards for engineering practices.

Mr. King asked if there were any safety measures added to the tank in case of leakage.

Mr. Lord explained the construction of the tank, which will be steel encased in concrete, formed into panels on the ground, then lifted into place, and strapped with pre-stressed wire wrap.

Mr. Lord added that these panels are put together, pressure tested, and any pinhole leaks sealed with injected concrete. He said they have not had any problems with leakages in the past, and the tank has an underdrain system installed for protection.

Mr. King asked if there was to be any exterior lighting added.

Mr. Holt stated that none were planned, but there was motion detection on the existing building so they may add a motion detection to the tank.

Mr. Wright asked how they planned on switching over from the old reservoir to the new tank.

Mr. Lord stated that the new tank will be built while the old reservoir is still operational, and they'll gradually drain the reservoir and discharge the balance not transferred to the new tank into the existing drain system.

Mr. Underkuffler asked if they will return to the Board when they demo the reservoir and finish landscaping.

Mr. Lord said they may have to.

Mr. Underkuffler asked if the existing fencing will stay and will the old reservoir site revert to woods?

Mr. Lord said the fence would stay during construction, and the final landscape plan is not done yet.

Mr. Underkuffler reiterated the need to return with a final reclamation plan.

Mr. Andrews spoke on behalf of the Farmington Village Corporation and said they are sensitive to the impacts of the improvements on the neighbors.

Mr. Kaiser asked if the new tank would have any type of liner or coating.

Mr. Lord said there is no liner or coating, the finish will just be concrete which has a long life expectancy with minimal repair costs.

Mr. R. Davis reiterated the need for coming back with a close out plan.

Mr. Kaiser said returning to the Planning Board for approval for this is similar to projects returning for Board approval of as-builts for acceptance of any plan changes.

Mr. Lord said they will do so.

Mr. Giampietro asked about runoff and the amount of discharge coming off the sloped area.

Mr. Lord stated there will be less stormwater runoff than there is now. He said currently the pump takes extra water off the reservoir cover and dumps it down the sloped hill, whereas afterwards the reservoir site will be re-vegetated which allows more water absorption and less runoff.

Ms. Maline of 115 Forest Court asked if there will be any blasting.

Mr. Lord stated that about 15% of the new tank will need to be buried, the new location is not flat, and most of the area can be excavated - with 1,500 CY ledge needing to be blasted. He said the site and adjacent properties will be monitored and care taken when blasting is done.

Mr. Smith asked what the life expectancy of the tank is, would it rust?

Mr. Lord said all steel is encased in concrete, the tank should last 100 years, and the exterior could be painted. He added that the design was the lowest cost option with the greatest longevity.

Mr. King asked where the tank servicing specialist is from.

Mr. Lord stated that there are a couple of companies capable of servicing the tank, one being DN Tank out of NY which currently services the tank on Seamon Road, the other being Preload, LLC. in Van Buren, Maine.

Mr. Smith made a motion to accept the Site Review application as presented.

Mr. Jordan seconded the motion.

VOTE: 5 – Affirmative 4 – Absent 0 - Abstain
Motion carried.

Mr. King made a motion to approve the Soil Erosion Control and Storm Water Management application on the condition that this approval is for construction of the new tank, and the applicant will return for approval of the close out plans for this project including demolition and removal of the old reservoir, final landscaping, and permanent erosion control measures.

Mrs. Tracy second the motion.

VOTE: 5 – Affirmative 4 – Absent 0 - Abstain
Motion carried

5. 18-SZ-01, 18-SS-02, and 18-FP-01
Town of Farmington WTPF
Culvert replacement on Front Street
153 Farmington Falls Road
Farmington, ME 04938
U15

Mr. R. Davis gave the overview of the Town's culvert project, stating that the old concrete box culvert under Front Street would be replaced, using DEP funding, with a new steel arch culvert on concrete footers to discharge to the Sandy River, allowing the Town to finish improving Front Street.

Mr. Wright asked if the culvert issue just related to water.

Mr. R. Davis said the road grade will be raised, the telecom cable conduits currently piercing the culvert will be fanned out over top of the culvert by Consolidated and their subcontractors, the Town will add new sidewalks, and the sewer line will be relocated,

Mr. Jordan asked where the sidewalks were going to be installed.

Mr. Davis said they will extended south where they left off by the bank and Farmers Union and Dirigo Engineering is doing the plans. He said the Board of Selectmen discussed this at their last meeting, and there was a map in a Daily Bulldog article showing sidewalks, lighting upgrades, etc.

Mr. Jordan asked about the problem with the erosion of the slope between the bank property and the Farmer's Union in the vicinity of the former Christy James property.

Mr. Davis stated they may need to add a low retaining wall there.

Mr. Kaiser stated that one idea was a high granite curb on the sidewalk's backside to act as a short retaining wall, with drainage behind that to catch and channel water to the street drainage system.

Mr. Jordan said if the vegetation in that area is removed there may be an issue with runoff.

Mrs. Tracy did not have any questions.

Mr. Smith did not have any questions.

Mr. King did not have any questions.

Mr. Smith made a motion to approve the Soil Erosion and Stormwater Application as presented. Mrs. Tracy seconded the motion.

VOTE: 5 – Affirmative 4 – Absent 0 - Abstain
Motion carried

Mr. Jordan made a motion to accept the Floodplain and Shoreland applications as presented. Mrs. Tracy seconded the motion.

VOTE: 5 – Affirmative 4 – Absent 0 - Abstain
Motion carried

6. Other Business

Outside Lighting

Mr. Kaiser went over the hand out he'd drafted for an addition to the Zoning Ordinance Performance Standards for lighting, which would require all new lighting to not exceed 2700 K color temperature and not exceed 10% blue in total light output. He explained these are becoming common lighting standards, have been adopted by many municipalities and DOTs, and are recommended by the Dark Skies Initiative.

Homeless Shelter

Mr. King asked if anything more progress on the homeless shelter proposal.

Mr. Kaiser said he's heard nothing new.

Mr. Jordan stated he got something today regarding a church vote on the 25th to raise \$120,000 to do all the improvements needed to the Holman House to meet Life-Safety standards. He said he received nine faxed pages that glossed over the project with a positive spin, and added that he did not feel that this is the right location for that type of facility. Mr. Jordan said providing this type of service and operating this type of facility requires constant staffing which is very hard to obtain.

Aubuchon

Mr. Kaiser offered information on the proposal for construction of a new Aubuchon's store at a new location on the Wilton Road.

Solar Project

Mr. Smith asked if there was any new information of the proposed solar project.

Mr. Kaiser said Liz Peyton at NextEra contacted him recently about a landowner's request to participate in the decommissioning bond. He said while the Town would be first position on the bond, any proposal for landowner involvement would be forwarded to Mr. Underkuffler for review. Mr. Kaiser said the project may be submitted to the Planning Board in about 2-3 months, and the build date could be out to 2020.

Mr. Smith said there is another property not previously disclosed that may be added to the project.

Mr. Jordan said he kept and reviewed the paperwork that Dr. Eastler gave out a while back pertaining to the failure of many solar companies and projects.

Mr. Kaiser said there is research to be done and issues to be addressed in reviewing this project, as an example the new tariff on imported panels, of which they assured him they have plenty stockpiled.

Mr. Smith said that the Town of Wayne has a taxation problem due to solar projects owned by landowners rather than owned by others on leased property such as the one here.

Mr. King said the tax classification of the subject properties would change from tree growth to commercial or industrial. He added that The Town needs bond counsel for protecting its interests as well as those of property owners leasing their land to the project, and the Board's responsibility is to ask enough questions to cover all of the concerns.

Mr. Jordan said they would need a clause in the bond to cover inflation of future decommissioning costs.

Mr. R. Davis said that they might ask for a TIF on the project.

There was discussion of impacts on town valuation, school funding, county taxes, TIF impacts, and payment of property taxes.

Mr. King made a motion to adjourn the meeting. 6:56 pm
Mr. Smith seconded the motion.

VOTE: 5 - Affirmative 4- Absent 0- Abstain
Motion passed

Minutes respectfully submitted by Robin Zagorodny.

Planning Board

Date