

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
November 18, 2019 – 6:00 P.M.
Minutes

Planning Board members present: Chairman Clayton King, Lloyd Smith, Craig Jordan, Jeff Wright, and Mike Otley.

Alternate members present: Judith Murphy and David Robbins.

Members unable to attend: Gloria McGraw and Donna Tracy.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants Rick Collins, Joey Cousineau, Randy Cousineau, Luke Sirois, and representing NextEra; Liz Peyton, Lauren Leclerc, and Jon Gravel; and abutter Robert Zundel.

Mr. King opened the meeting at 6:00 P.M.

1. Designate alternate members, if needed

Mr. King designated Ms. Murphy and Mr. Robbins as voting members.

2. Review minutes of October 21, 2019

Ms. Murphy made a motion to approve the minutes of October 21, 2019 as written.
Mr. Wright seconded the motion.

VOTE: 5 – Affirmative 2 – Abstained

3. 19-SS-06

Rick Collins
593 Wilton Road
U37-019-B
Parking lot expansion

Mr. King introduced the application.

Mr. Collins was present to represent the application and stated he was looking to add more parking spaces at the above location.

Mr. Smith made a motion to accept the application as presented.
Ms. Murphy seconded the motion.

Mr. Smith asked about the exposed soil on the other site [Collins & Haggan] and said it needed to be cleaned up before winter.

Mr. Collins said he was just working on it today, he needs it to freeze, and he'll be done by winter.

Mr. Jordan asked if the new parking areas were going to eventually be paved.

Mr. Collins said yes.

Mr. Jordan said he thought this was an After-the-Fact application.

Mr. Kaiser explained the work in front of the restaurant was the maximum allowed without review, and this application is for the remaining parking lots in front of and behind the motel.

Mr. Otley asked why he needs so much parking.

Mr. Collins said he needs more spaces badly, as he's often full to capacity.

Mr. Robbins asked if he was going to expand the motel.

Mr. Collins said he possibly might in the future.

Mr. King asked if the parking areas in the front and back of the building were going to be lighted and if the applicant was aware of the rules and regulations for same.

Mr. Collins said he is going to add lighting.

Mr. Kaiser told Mr. Collins that his lighting vendors will have to meet the performance standards for same in the Zoning Ordinance, with the goal being no glare towards the highway.

Mr. King asked if the fill being excavated from doing the lots out front was going out back.

Mr. Collins said yes.

Mr. Kaiser said he appreciated the efforts of Mr. Collins and Mr. Haggan to button up the previously approved project on the backside of the motel.

VOTE: 7 – Affirmative

**4. 19-SR-15 & 19-SS-08
Sandy River Properties
374 High Street
U09-002-A
37,201 SF building addition**

Mr. King introduced the application.

Mr. Sirois introduced himself as the tenant of the existing building and proposed structure, adding that property owners Randy and Joey Cousineau were also present with him.

Mr. Sirois stated they are going to build around the old slab that doesn't have a building on it currently and add an extra 17,000 SF more beyond the old concrete. He added that it is going to be a new completely sealed building built by Peachey Builders compared to the old "Shoe Shop" building. Mr. Sirois said the new building will not pose any odor problems, and they're working on reducing the odor from the old building.

Mr. Jordan made a motion to accept both applications as presented.
Mr. Wright seconded the motion.

Mr. Robbins stated you can smell grow odor all over and he blames the Town for allowing them in-town when they should have been allowed only outside the center of town.

Mr. Sirois said they're adding lots of odor controls, and periods of processing create the most odor.

Mr. R. Cousineau said they're fully aware of the odor problem and will fix it.

Ms. Murphy said she has smelled them on the Poverty Lane side but not on High Street, and asked if the applicants had received their permit from the Fire Marshal yet.

Mr. J. Cousineau stated they wanted to receive approval from the Town first before submitting plans to the Fire Marshal. He added that they already have a contractor and TPI (Third Party Inspector).

Mr. Wright asked if there would be an odor control system for the new building.

Mr. Sirois said there would be and it will be a completely separate air handling system located behind the new building.

Mr. King suggested they install a system like Dave Horn has at his facility on the Fairbanks Road.

Mr. Sirois said he's using a charcoal system at High Street, will add a scrubber to the trim room, and said some exterior odor comes from the plenum dumping excess heat from the lighting.

Mr. King said he wants this project when completed to result in no stink, and asked Mr. Kaiser if this was a valid condition to make.

Mr. Kaiser said yes.

Mr. Sirois said he'll provide an odor control plan to the Town.

Mr. Jordan made a motion to rescind his original motion.
Mr. Wright rescinded his second.

VOTE: 7 – Affirmative

Mr. Jordan made a motion to approve both applications as presented with the condition that Mr. Sirois give the Board a plan that shows proof of odor control in the new building. Mr. Wright seconded the motion.

VOTE: 7 – Affirmative

Mr. Jordan asked when they'll start.

Mr. R. Cousineau said foundation work this fall, steel erection during the winter, building completion next summer.

**5. 18-SR-11, 18-SE-02, 18-SS-09,18-SZ-02
NextEra Modification**

Liz Peyton, Lauren Leclerc and Jon Gravel were present for the meeting representing the application modifications.

Abutter Robert Zundel was also present.

The Board decided to vote on the application modifications individually.

Ms. Peyton reviewed all of the changes and modifications to each application, including but not limited to: more efficient layout; driveway access change; collector spacing and tilt changes; 35 acre cut in array footprint; and a CAB system for cables. (See notes and recording for greater detail)

Ms. Murphy asked if the panels were different.

Ms. Peyton said yes – to more efficient ones.

Mr. Smith asked if the electrical cables can be easily bypassed by animals.

Ms. Peyton said yes.

Mr. Robbins asked if the fencing will extend below ground level.

Mr. King asked about mice chewing on the cables.

Mr. Gravel said they've had no problems using fencing to grade or with the CAB cable system.

Mr. Kaiser asked how often the site would be inspected for maintenance.

Ms. Peyton said probably four times a year.

Mr. Gravel said they would probably mow twice a year.

Mr. Kaiser asked if there would be electronic monitoring to detect shorts, etc.

Ms. Peyton said yes.

Mr. Smith asked if the panels would generate enough heat to melt snow – as we can get up to five feet standing.

Mr. Gravel said the panels clear themselves based on other projects.

Mr. King asked NextEra to provide a list of chemicals in the panels to the Code Office.

Ms. Peyton said she'd do this and noted that the number of inverters had been reduced to 30 from 37, and Maine Historic Preservation Commission (MHPC) has asked for some reduction in screening to preserve the viewscape of the old York farm.

Ms. Murphy asked what the "Linear Portion Exemption" refers to.

Ms. Leclerc said this refers to exemption of pre-development impervious areas.

Mr. Wright asked if the inverter at Stanwood Park was in the same place.

Ms. Leclerc said yes – and the improved units will be quieter.

Mr. Jordan asked why the cubic yards of earthmoving had almost doubled.

Ms. Leclerc said they decided to do more grading to improve efficiency.

Mr. Robbins asked if there was a tilt change on the panels.

Ms. Peyton said yes – from about 25° to 18°.

Mr. Smith asked when they expect Department of Environmental Protection (DEP) approval of the modifications.

Ms. Peyton said by the end of the year.

Mr. Smith asked when the project will start.

Ms. Peyton said they'll be clearing trees when things are frozen in February, stop work during mud season, and then start construction in May.

Mr. King reminded the representatives he wanted the specs on the panel composition.

Mr. Gravel told Mr. King he would get those specs to him.

Mr. Otley asked what the WWF railway referred to.

Mr. Gravel said this refers to MHPC's identification of the old Wiscasset & Waterville railway route that was never completed.

Mr. Zundel said it was important that no invasive species be spread during the project, and asked to be kept informed of their schedule as he needs access to his property maintained.

Mr. Kaiser asked if topsoil would be stockpiled to recover and revegetate graded areas.

Mr. Gravel said the topsoil is generally deep and sufficient to result in successful revegetation.

18-SR-11 Site Review:

Mr. Jordan made a motion to accept the Site Review revisions as presented.

Mr. Smith seconded the motion.

VOTE: 7 – Affirmative

18-SE-02 Solar Energy Systems:

Mr. King made a motion to approve the changes to the Solar Energy Systems application as presented.

Ms. Murphy seconded the motion.

VOTE: 6 – Affirmative 1 – Abstained

18-SS-09 Soil Erosion and Storm Water:

Mr. Wright made a motion to accept the changes to the Soil Erosion and Storm Water application as presented.

Mr. Smith seconded the motion.

VOTE: 7 – Affirmative

18-SZ-02 Shoreland Zoning:

Mr. Wright made a motion to approve the changes to the Shoreland Zoning application as presented.

Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

6. Other business

There was no further discussion.

Mr. King made a motion to adjourn the meeting.

Mr. Smith seconded the motion.

VOTE: 7 – Affirmative

The meeting adjourned at 7:17 P.M.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date