

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

April 10, 2023 – 6:00 p.m.

Minutes

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

Alternate members present: None.

Members unable to attend: Gloria McGraw, Mike Otley; Alternates, Michael Macneil and Troy Luther.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; Larry Karno of RMJ Group LLC, Darryl Wood representing LEAP Inc.

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 February 13, 2023

Mr. King made a motion to approve the minutes of February 13, 2023 as written.

Mr. Wright seconded the motion.

VOTE: 4 – Affirmative 1 – Abstained

Motion carried.

4. 23-SR-02 & 23-SS-01

RMJ Group LLC

914 Farmington Falls Road / R01-18

2 steel storage buildings; 1 – 80' x 40' & 1 – 56' x 44'

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

Mr. King made a motion to review both applications together.

Ms. Murphy seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

Mr. Smith called for a motion on if the applications are complete.

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

VOTE: 5 – Affirmative
Motion carried.

Larry Karno, owner of RMJ Group LLC, introduced himself and stated he would like to add two additional buildings on his lot with one existing building. The 80' x 40' building will have five big spaces and be identical to the current building, and the 56' x 44' building will have smaller spaces and won't be as tall or deep as the others. The use of the buildings will be for the storage of trucks, equipment, boats, campers and other such items. He stated that he has had the same tenants since he opened and hopes that continues.

Mr. Wright stated he lives nearby and was able to watch the original construction and noticed that all the units were filled very quickly once it was complete.

Mr. Karno replied that it took a lot longer to build the first one than he expected but with these new buildings he is looking to hire local contractors in hopes they will get it completed sooner.

Mr. Jordan stated it is 41' between two buildings and may be hard to get a camper or something large into a couple of the units. He also asked if it has been surveyed and the setbacks checked.

Mr. Karno replied that the lot is surveyed and the setbacks are met after checking what they were with the Code Office. He said he will have to be careful who he rents to in the two units on the far right due to the space in between making it more difficult to access and will have the 40' motor homes use the most maneuverable locations.

Mr. King asked if there was going to be a lot of soil removed from the back corner to get the buildings to fit. He also asked about outdoor lighting on the buildings.

Mr. Karno replied that all that soil was removed last year and there's no more needing removal. He said that there will be lights on the outside of the building and there is a switch in a box on the side of the buildings that the tenants can use with an automatic 20-minute switch-off timer.

Mr. King asked what the material was stored on the site.

Mr. Karno replied, just materials that were unloaded after he was able to get a good deal on steel which he wanted to take advantage of while he could.

Mr. Smith asked if the buildings were going to have a gravel base or if he was going to pave.

Mr. Karno said it will be gravel and that he thought about paving but won't be doing so due to the additional maintenance.

Mr. Smith asked if sand from the old pit in the area was used.

Mr. Karno said that during construction of the first building they hit ledge so he decided to blast the back area of the lot for possible future construction.

Ms. Murphy stated there is definitely a need for these larger units. She stated she originally had the same concerns as Mr. Jordan regarding access to some of the units but that has been answered.

Mr. Karno said with the variety of sizes of things he stores he can manage the accessibility as needed.

Mr. King said he noticed it didn't get plowed out much this winter.

Mr. Karno said plowing is not included in the lease agreement. He added there is someone who stores a plow in one of the units and they have been fortunate that they plow on their way in and out.

Darryl Wood representing LEAP stated he is a tenant of Mr. Karno's and he has been great to work with.

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

Mr. Jordan made a motion to approve the Site Review and Soil Erosion/Storm Water applications as presented.

Mr. King seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

Ms. Murphy asked when he hopes to have them completed.

Mr. Karno said, hopefully by Labor Day but everything depends on the contractor.

5. 23-SE-01

LEAP Inc.

108 Leap Lane / R04-11-1+2

2 – 14' x 32' solar sheds

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

Mr. Jordan seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

Darryl Wood the Executive Director of LEAP Inc. introduced himself and stated that they intended on having solar panels on the roof of the new training center to help power the site but didn't want to put holes in the new roof. He said they needed storage for maintenance equipment and he has found a contractor to build two 14' x 32' solar sheds that can start the first of June. He added that they will be barely visible from the road - if not hidden.

Ms. Murphy said she thinks it's a good idea and they're attractive.

Mr. Wood said the siding will match that on the training center.

Mr. Smith asked if the two buildings were identical and if they cost the same.

Mr. Wood replied that the price should be the same or very close. There are very slight differences - one will have a panel door that opens in the middle while the other one will have a door on each end, and one will have one more window in the front than the other one.

Mr. King asked if they sold part of their property to Jon Bubier.

Mr. Wood said LEAP bought a lot next to Tractor Supply and sold it to Jon Bubier.

Mr. Jordan said he didn't have any issues and it looks good.

Mr. Wright asked if there were going to be cement or gravel pads.

Mr. Wood said one may go on existing pavement but the other one will go on gravel with a pressure treated base.

Mr. King made a motion to approve the Solar Energy application as submitted.

Mr. Jordan seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

6. Other Business

22-SR-14 & 22-SS-11 Normand Martin site plan sketch was given out to the Board.

Code Office updates:

- The University Credit Union on High Street called about possibly rebuilding on the vacant area on their lot and tearing down their current building.
- Clearwater Solar may be in for next month's meeting with amended plans.

Mr. Smith asked if there was any news about the motels where he noticed Mr. Collins has started renting out rooms to the general public again.

Mr. King said he spoke with Mr. Collins about turning the motel into rental housing units and he said someone at the State level dropped the ball on the grant funding and it fell through so they won't be able to move forward with that this year.

Mr. Kaiser said he noticed the for-sale sign is back up at the lot where a new hotel was going to be built. He added that Drew Hufnagel had expressed concern to him about some things that needed to get done by the potential buyer that weren't.

Mr. King asked what is going on with the Ingalls School.

Mr. Kaiser said that another developer is interested, leaving Tri-County on the lower level and possibly adding apartments on the upper floors.

Mr. Smith asked if the Code Office would give the Board a new site plan once Normand Martin is ready to be on the agenda.

Mr. Kaiser said yes.

There was general discussion about the old Palmer Realty property renovations.

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

Ms. Murphy made a motion to adjourn the meeting.

Mr. King seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

The meeting adjourned at 6:30 p.m.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date