

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**January 13, 2014**  
**Minutes**

Planning Board members present were Clayton King, Lloyd Smith, Tom Eastler, and Gloria McGraw. Alternate members present were Matt Smith and Stephan Bunker. Donna Tracy, Craig Jordan, and Bill Marceau were unable to attend.

Others present were Code Enforcement Officer, Steve Kaiser and Code Enforcement Assistant, Jane Ford.

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

Mr. King designated Matt Smith and Stephan Bunker as voting members for this meeting.

**2. Review minutes of November 18, 2013**

Mr. L. Smith made a motion to approve the minutes of November 18, 2013 as submitted.

Mr. M. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent  
Motion carried.

**3. Clayton King – Construction of Farm Pond 350' by 90'**  
**285 Titcomb Hill Road**  
**Map R11 – Lot 006**  
**Soil Erosion Control/Storm Water Management Application #13-SS-12**

Mr. King, as the applicant, asked Dr. Eastler to chair the meeting.

Dr. Eastler asked Mr. King to describe his project.

Mr. King began by stating that he has been contemplating this idea since 1988. He said he owns the property, and right now he isn't doing anything with it. He said he would like to develop a low impact family oriented recreational area to provide a pond for fishing. He said he was told that people driving through Farmington going to Canada have been asking if there is a place in town to pay to fish. Mr. King said he believes that there is a need for this type of activity.

Mr. King stated this is just the first step and he plans to come back to the Board for Site Review and gave an overall view of his vision. He said he would like to provide eight to 10 picnic sites with tables and fire pits. Mr. King said he would charge approximately \$10 - \$12 for the day for catch and keep, and there would be no charge for catch and release with barbless hooks. He plans on stocking the pond with 4-5 lb. brood fish. He said he would like to keep everything simple. He said that there would be no outdoor lighting. He added that down the road he might add activities like

volley ball, tether ball, or shuffle board.

Mr. L. Smith made a motion to accept the application.

Dr. Eastler seconded the motion.

Dr. Eastler asked Mr. King if he had any problems with his current pond regarding fish and water quality.

Mr. King said Paul Hersey, of the Franklin County Soil and Water Conservation, said his pond water was very good quality.

Mr. King said the water comes from a natural spring. He said that Kevin Vining would like to dig the pond this winter because it would be too mucky to do so in warm weather.

Dr. Eastler said this area is part of the Temple Stream formation which consists of shale, pyrite, and sulphurous materials, which affects water quality as it filters through this geology, and as a result quality can vary greatly.

Mr. King said Billy Mallet dug the original pond that was broken up and the shale was pulled out, which opened up good veins of water.

Dr. Eastler said what you probably have is a combination of surface and ground water feeding your existing pond and the opened veins really helped. He added that it's easy to find situations in town where someone has great water, and stated his neighbor on Mosher Hill Road has radon, sulphur odor, and rust stains from pyrite.

Mr. King said the location of the proposed pond was a watering hole for cows in the past when it was farmed. He said he wants to have a walking trail connect his two ponds, so people can see the fish swimming in his existing upper pond which is crystal clear.

Mr. Bunker asked about fencing.

Mr. King said he would address that if it became an issue, as there are fishers in the area.

Mr. M. Smith humorously added that a fence may be needed to control two-legged "fishers" as well.

Mrs. McGraw asked Mr. Kaiser why we need to approve this type of project.

Mr. Kaiser said because the activity involves earth moving greater than fifty cubic yards [outside a Shoreland Zone].

Mr. L. Smith asked about the setback from the edge of the pond.

Mr. Kaiser said the side setback is 15 feet in this zoning district, and he has 20 feet which leaves an extra five feet.

VOTE: 5 – Affirmative 3 – Absent 1- Abstention  
Motion carried.

Mr. Bunker asked - at what point would abutters participate?

Mr. Kaiser said all of the abutters were notified and the office did not receive any comments or objections to this proposal. Regarding safety, he added that the pond will have an "emergent bench" at its perimeter so that anyone falling in can easily climb out on an easy slope.

Mr. King said the pond would drain through two 24" culverts, and he may put a water wheel at the outlet for weddings and scenic photography. He said he might also, in light of the current situation of the Town skating rink, level and base a small area for a skating rink. He added he may also have an area for bonfires.

Dr. Eastler said as an FYI, at the Brewbaker residence on Mosher Hill there is a small metal windmill used to aerate a pond there.

Mr. King said that his existing pond has so much flow that it has never frozen over and he fished on Christmas day. He said his new pond may bring more people to the area. He added that Paul Hersey said several people have called his office asking for a place to fish. He closed his presentation by saying that he has to start small and think outside the box to make this happen.

#### **4. Comprehensive Plan Discussion**

Mr. Kaiser said that he handed out three more data sections [Recreation, Water Resources, and Critical Natural Resources] for the Board to add to the ones they have already received [Intro, Population, Economy, Housing, Transportation, Public Facilities & Services] so they can prepare for reviewing the Plan's goals, policies, and strategies. He said he is currently working on the Historic & Archeological Resources section. He said the sections he has already given out will be polished as we go along and updates given to the Board. He said there are 12 data sections and he is now on section 10.

Dr. Eastler said, regarding section six [Recreation], we might want to mention the need for a new trestle over the Sandy River, in place of the old one, that could handle heavyweight traffic [rail and truck] again if needed. This would give Farmington some "homeland security" options should there be a disruption in the normal distribution of goods by highways [food, fuel, etc.]. He said there has been discussion regarding a new bridge trestle to hold people, ATVs, snowmobiles, horses, etc. at a cost of two million dollars, but it would take ten million dollars+ for a new trestle to support trains and/or trucks. Dr. Eastler said trains may come back in the future as a viable transportation option in disaster/pandemic planning should fuels like gasoline become scarce. He noted that he was the Civil Defense Officer for the Town for 33 years and did this type of planning in the military as well, and was paid to think the unthinkable and plan accordingly. In practical terms, he said the reconstruction of such a bridge would serve recreational needs until needed for an emergency. Dr.

Eastler said now snowmobiles have to drive over the Center Bridge sidewalk just to get gas in the intervals.

Dr. Eastler said there may be Homeland Security funds available to build this lifeline, referring to the trestle that would be strong enough to support things as heavy as a train instead of the proposed two million dollars wooden bridge for light traffic only.

Mr. L. Smith said they talked about this in the Transportation Committee meeting, and it was stated there that a Kingfield firm offered to build the light traffic bridge for a half-million dollars.

Dr. Eastler said that he would like to see just a paragraph in the Comprehensive Plan regarding the consideration of the need for a heavy trestle bridge that could support a railroad engine.

Dr. Eastler then addressed section eight [Critical Natural Resources], saying it is typically assumed that this means just those things that are in jeopardy of disappearing, and he would like to expand on that by adding something about geological resources. He said he would like to get Professor Doug Royce at UMF to consider writing something about the Temple Stream formation, where arsenopyrite and sulphur are prevalent, and its impact on water resources and well drilling. This would include something about the underlying bedrock, and rare resources such limestone and slate in town, as well as the Sandy River and its unique sand/gravel resources.

Mr. L. Smith asked Mr. Kaiser why Blue Birch was listed twice in the table.

Mr. Kaiser said because the two sightings were on different dates in two different places.

There being no further business, the meeting adjourned at 6:45 P.M.

Minutes respectfully submitted by Jane Ford.

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Planning Board

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Date