

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
December 8, 2014
Minutes

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

Others present were Selectman, Josh Bell; Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; Fire Rescue Chief, Terry Bell; representing RSU 9 were Dave Leavitt, Director of Support Services, and Glen Kapiloff, Director of the Foster Career & Technical Center; applicants, Stewart White and Caleb Rackliffe; abutters, Albert and Rachel McDaniel; and Ann Bryant of the Sun Journal.

1. Designate alternate members, if needed

Mr. King designated Matt Smith and Jeffrey Wright as voting members for this meeting.

2. Review minutes of October 20, 2014 [November meeting was cancelled]

Mr. L. Smith made a motion to approve the minutes of October 20, 2014 as submitted.

Mr. M. Smith seconded the motion.

VOTE: 6 - Affirmative 2 – Absent [Mr. Marceau was not present for this vote]

Motion carried.

3. RSU #9 - Development of an All Hazards Training Facility for Public Safety

Construction of a 30' x 60' building on the Mt. Blue Learning Campus
Seamon Road - Map R04 Lot 031
Site Review Application #14-SR-23
Soil Erosion Control/Storm Water Management Application 14-SS-13

Site Review Application #14-SR-23

Chief Bell began the discussion by stating that he had recently made a presentation to the RSU 9 School Board regarding the construction of a 30' x 60' [All Hazards] training facility to be located at the Mt. Blue Learning Campus. Chief Bell said the idea started when the new high school was being planned and he was asked what he'd would like [as part of Foster Tech.]. Chief Bell said now that the construction is done, he went to the School Board for permission to build this facility which would be on school property, located by the water tower, and the School Board approved his request. He said the building will be owned by the School District and the Fire Department will maintain it.

Chief Bell said one of the reasons for this training facility is that DEP has put more constraints on burning donated abandoned buildings for fire training due to the fact that many have asbestos, lead paint, asphalt, etc. He said there are two other small facilities in Franklin County like the one he is proposing, one in Phillips and one in Carrabassett. Chief Bell said that having the facility at Foster Tech. would be an asset for our area and be used for junior fire fighter training during the day, and adult training at night and weekends, whenever possible. He added that law enforcement presently use this building [Municipal Building] for their training and they would then be able to use the new facility at Foster Tech.

Chief Bell said this is a big undertaking and funding will be through private donations and grants. He said they have a two year window for site work under local Site Review, and seven years with DEP who are okay with the proposal. He said he walked the land with Mr. Kapiloff, and once they get their approvals, Foster Tech forestry students will start clearing the land.

Mr. Wright asked if DEP is alright with everything, and Chief Bell said they will be located even more than the required 500' from the vernal pool.

Mr. M. Smith expressed concerns that this, being so close to the school, might become a place for kids to hangout.

Chief Bell said the building would be constructed mostly of concrete with steel doors and windows so it will be secure.

Mr. Kapiloff said the building is near the athletic fields so there will be regular traffic in the area [as a deterrent].

Chief Bell said they may eventually install cameras, adding he didn't see it becoming a hangout area and it will be policed if necessary.

Mrs. McGraw asked what the inside of the building would look like, would it be a big open space.

Chief Bell said it would be somewhat like a ranch style house but it would have a half second story and a half third story. He said there would be two burn rooms, one on the first floor and one on the second floor, and some electrical wiring in the structure. He said that there will be some movable interior walls for practice. Chief Bell said they there will be no plumbing except for a sprinkler system for training purposes. He added that he doesn't see a lot of maintenance issues, and they do need to make it firefighter proof for practices.

Mrs. McGraw asked what the building would cost.

Chief Bell said it would be in the \$250,000 - \$300,000 range, with Foster Tech students doing as much of the work as possible.

Mr. L. Smith asked what would be the life span of the building.

Chief Bell said he doesn't see it becoming outdated, and it will help with the lack of donated buildings to burn. He added that they won't completely stop burning buildings if they're okay with DEP regulations. He said they will be able to practice burn in some of the rooms with hay and pallets.

Mr. King said we have the dimensions and a description but nothing in print to show what the building would look like.

Chief Bell gave the Board members handouts of a similar facility.

Mr. King asked Mr. Kaiser if that was enough for the Board to approve this project.

Mr. Kaiser said the Board would be approving the use and development of the site so they can do all the preparatory work, and we do know the building will be 30' x 60'. He added that when they have specific building plans they can forward these to the Board for approval at a subsequent meeting.

Mr. M. Smith made a motion to approve the Site Review application.

Mr. Jordan seconded the motion.

Mr. Davis asked about the length of the approval.

Mr. Kaiser said the approval was good for one year, and if they haven't started the applicant can ask for a year extension. He said If they haven't started within two years they would have to return to the Board. He added that just doing the site work would count as a start.

Chief Bell said it [the start of the construction] would also depend on the funding.

VOTE: 6 - Affirmative 2 – Absent [Mr. Marceau was not present for this vote]
Motion carried.

Soil Erosion Control/Storm Water Management Application 14-SS-13

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

Mr. King seconded the motion.

VOTE: 6 - Affirmative 2 – Absent [Mr. Marceau was not present for this vote]
Motion carried.

Mrs. McGraw asked if the Board was supposed to go through the check list.

Mr. King said the Board members should review the list when they're looking at the applications prior to the meeting and then voice any relevant concerns or questions during the meeting.

4. S L White, LLC – Improving Site Drainage

519 Wilton Road

Map U36 – Lot 012

Soil Erosion Control/Storm Water Management Application 14-SS-12

Mr. White was present to represent this application. Mr. White began the discussion by stating that currently surface water drains toward the building and across the parking lot and causes ice problems. He said he would like to re-grade to improve the drainage away from the dealership building to flow towards the natural drainway and make it safer. He said that Vining has looked at the site and estimated the amount of material to be moved [3,060 CY].

Mr. King made a motion to accept the application.

Mr. L. Smith seconded the motion.

Mr. Jordan asked if any of the material would be hauled away.

Mr. White said there is an old gravel pit in the back of what was once the Pillsbury property, and that area would be filled with any excess material, though he didn't expect that there would be any.

Mr. Wright asked if DEP is involved with this project.

Mr. White said Vining said they didn't think this would be required and will confirm this.

Mr. King asked if they have a Vortex system.

Mr. White said, yes they do, and that existing and proposed drainage goes through this then into the storm drainage.

Mrs. McGraw asked what would happen if DEP were to come up with something negative.

Mr. Kaiser said that they are under the one acre trigger for storm water review.

VOTE: 6 - Affirmative 2 – Absent [Mr. Marceau was not present for this vote]

Motion carried.

5. Caleb Rackliffe – Addition of three Apartments

117 Perham Street

Map U16 – Lot 009

Site Review Application #14-SR-21

Mr. King began by stating that the Board will first discuss this matter, and then open the floor for public discussion.

Mr. Rackliffe was present to represent this application. He said he recently bought the property at 117 Perham Street which has an existing attached barn that is empty and in good shape. He said he is looking to add three more apartments [in the barn].

[Mr. Marceau arrived at 6:22 p.m.]

Mr. Rackliffe said he plans to do the work, and he has met with T.D. Hardy of the Fire Rescue Department to go over the life safety requirements which he will address. He said he also talked to Mr. Kaiser about parking and he has the number of required parking spaces [11]. He said he has arranged financing with a bank and would like to start the project next month.

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

Mr. King seconded the motion.

Mr. King asked Mr. Wright is he had any questions and he said that he was all set.

Mrs. McGraw asked about the fire escapes.

Mr. Rackliffe said that the second and third floors will have access to the fire escape, which will function as secondary egress as well, and he discussed this matter with T.D. Hardy.

Mrs. McGraw asked about water and sewer.

Mr. Rackliffe said they do need a sewer permit for the additional units, and will use the existing sewer drains.

Mr. Marceau said an additional three units shouldn't pose a problem with the existing sewer line.

Mr. Jordan asked what how many total units will there be [after completion of the three new units].

Mr. Rackliffe said there will be a total of seven.

Mr. Jordan brought up the matter of the interior stairways, egress, separation between apartments, life-safety requirements, and the required third-party inspection. He suggested also contacting someone from the Fire Marshal's Office because it is better to be proactive than reactive.

Mr. Marceau asked if Chief Terry Bell has reviewed this proposal.

Mr. Rackliffe said T.D. Hardy from Fire Rescue provided him with all of the life-safety code requirements, and he would also be working with the third-party inspector.

Mr. Jordan said items like the stair criteria are very specific in the life-safety code.

Mr. L. Smith asked what was the width of the driveway.

Mr. Rackliffe said right now there is parking along side of the building, two vehicles wide, and he can still fit through with a 9 ½ foot plow in the driveway.

Mr. L. Smith said he wondered if you're doubling the problem of entering and exiting. He said he thought the standard was 24 feet.

Mr. Kaiser said the 24 feet refers to the space between parking aisles.

Mr. L. Smith asked where the snow would be pushed.

Mr. Rackliffe said he's pushing snow between the trees and the fence, and the existing parking will be expanded which now drops off in the back of the lot. He said he could remove some small trees for additional snow room and there is also a spot on the side for snow. He said he will have it hauled if necessary.

Mr. L. Smith said you have 11 parking spaces and you need to have 11 all of the time.

Mr. Marceau said there are 10 extra feet for snow since RSU 9 moved their fence back onto their property.

Mr. King said he foresees snow will present a problem and that he checked the site out this morning, and as it is currently set up, it needs work and some trees will have to be removed on the right. He suggested doing away with the three parallel parking spaces by the building because the driveway is pretty tight, and that everyone park in the back.

Exterior lighting was discussed and Mr. Rackliffe said he will be updating the existing exterior lights, including the one on the corner of the barn.

Mr. King said that he observed a bow in the structure and suggested that Mr. Rackliffe may want to have an engineer to look at that for advice.

Mr. Kaiser said the third-party inspector will require this if structurally needed.

Mr. King then opened the discussion to the public.

Mr. Davis said, regarding his Letter of Review, that he went off on a bit of a tangent expressing some issues, but what he was really concerned about was congestion. He said this is a pretty tight area, and that access and egress is always an issue. He said that if this project meets all of the criteria than the Board should approve it.

Abutter, Albert McDaniel said that he and his wife own the property beside the subject property and the driveway is a problem. He said the driveways are joined, and the traffic from 117 Perham drives in on the end of their driveway, which they had re-surfaced, and many of the vehicles going in and out drag on the other side. He said this is especially true regarding the garbage trucks, and the driveway should be re-graded and re-surfaced. Mr. McDaniel continued that out toward the back where the two lots meet, adding that he wasn't sure where the lot line is, there's nothing there

to hold the gravel pushed from the parking area, which was shored up in the past with ties, and is higher than their lot. He said now that's gone and it will get worse without some kind of means of retaining, which could be right on their common line.

Mrs. McDaniel said this difference in grade makes it hard to landscape, and that the subject lot used to be retained with cross-ties.

Mr. Rackliffe said he wondered what used to be there on the side in the past, and this is why he's pushing snow to the back. He continued that, regarding the entrance of the driveway, he spoke to the Director of Public Works, Denis Castonguay, and he was going to work on this problem but then the snow came. He said he just purchased the property in the middle of October but he definitely plans to work on this later.

Mr. McDaniel said that overflowing garbage from the dumpster also ends up on his property.

Mr. Rackliffe said he will be clearing out scrubby brush and cleaning up the pushed over gravel, and he said he doesn't plan to leave the dumpster where it is presently located. He added that he will be reorganizing the parking spaces.

Mr. Marceau suggested either getting a bigger dumpster or have the existing one emptied twice a week instead of once.

Mr. McDaniel said once the truck can get in without dragging that will be a big help.

Mr. King said that is sounds like the neighbors will be amenable to these improvements.

VOTE: 7 - Affirmative 2 – Absent
Motion carried.

6. Other Business

Discussion followed regarding the exhaust fan noise on the top of the Sweet Ginger restaurant. It was also mentioned that the dumpsters in the parking lot were moved to an enclosure in the southeast corner of the parking lot. Mr. Marceau and Mr. Jordan collaborated on this, ending up with two dumpsters instead of four and they are tucked in the back.

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

Minutes respectfully submitted by Jane Ford.

Planning Board

Date