

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
June 8, 2015
Minutes

Planning Board members present were Clayton King, Thomas Eastler, Lloyd Smith, Donna Tracy, Craig Jordan, Gloria McGraw, and alternate member, Jeff Wright. William Marceau was unable to attend.

Others present were Code Enforcement Officer, Steve Kaiser; and applicants Scott Gray and Ed Jesteadt.

1. Designate alternate members, if needed.

Mr. King designated Jeff Wright as a voting member.

2. Review minutes of May 11, 2015

Mrs. McGraw made a motion to approve the minutes of May 11, 2015 as submitted.

Mr. Wright seconded the motion.

VOTE: 5 – Affirmative 2 – Abstained 1 - Absent

Motion carried.

Mr. King said there was some housekeeping that needed to be addressed, held over from the last meeting. He said the Board made a motion that was seconded at the March 9th meeting but wasn't voted on regarding the tower application. He said this motion wasn't addressed at the next meeting held on April 13th where three motions were subsequently made, seconded, and voted on during the Board's approval of the tower application. At the May 11th meeting, action on the open motion from March 9th was tabled again until the June 8th meeting because Dr. Eastler wasn't present.

Dr. Eastler made a motion to retract his open motion of March 9th.

Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative 1 - Absent

Motion carried.

Mr. King repeated for those not at the last meeting his comments regarding Planning Board procedures, and that going forward the Board will first take a vote on whether a subject application is complete. He continued that if the Board asks for a document when reviewing an application, we will state we have received it as a matter of record and it will then be in our possession. Mr. King concluded by stating that if an applicant has additional material regarding a project, whether

requested by the Board or at the applicant's discretion, it must be submitted two weeks in advance of the next meeting.

Mr. King returned to Item 3 on the agenda.

3. Scott Gray – Topsoil Harvest

Lucy Knowles Road

Map R03 – Lot 030-A

Soil Erosion Control/Storm Water Management Application #15-SS-06

Shoreland Zoning Application #15-SZ-02

Flood Hazard Development Application #15-FP-02

Mrs. McGraw asked for an example of what would be the basis of judging an application incomplete.

Mr. Kaiser gave an example of where a member might feel an item like parking was inadequately addressed based on their own analysis.

Mr. King said it could be any of the items on the check list that might be missing or insufficiently addressed.

Mrs. Tracy made a motion to accept the application as complete for review.

Mr. Wright seconded the motion.

VOTE: 7 – Affirmed

Motion carried.

Mr. Smith asked the applicant for more details.

Mr. Gray said he'll be putting up silt fencing on the south along the stream and also along the ravine that cuts through one side. He continued that his excavation of topsoil will likely be done in stages over several years, and he will seed and mulch as he goes along to stabilize.

Mr. King asked how much he has removed so far.

Mr. Gray said no more than 50 cubic yards.

Mr. King asked how many cubic yards total he'll remove.

Mr. Gray said between 1,500 and 2,000.

Mr. King said he noted some water collecting where he had dug.

Mr. Gray said yes, it drains slowly but stays contained on site.

Mrs. McGraw asked Mr. Gray how deep he'll be excavating.

Mr. Gray said about 10" - no deeper than 12".

Mrs. McGraw asked about setbacks.

Mr. Kaiser said he must basically maintain 75', but could be allowed to go as close as 25' to Wilson Stream if approved by DEP under a NRPA/PBR.

Mr. Gray said he'll maintain a 75' setback for most of the site, except for one area he will file a NRPA/PBR for a reduction to 25'.

Mr. King made a motion to approve Soil Erosion Control/Storm Water Management Application #15-SS-06, with a nominal setback of 75' unless a lesser setback no closer than 25' is approved by DEP.

Mr. Jordan seconded the motion.

VOTE: 7 – Affirmed 1 - Absent

Motion carried.

Dr. Eastler made a motion to approve Shoreland Zoning Application #15-SZ-02.

Mr. Jordan seconded the motion.

VOTE: 7 – Affirmed 1 - Absent

Motion carried.

Dr. Eastler made a motion to approve Flood Hazard Development Application #15-FP-02.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative 1 – Absent

Motion carried.

Mr. Wright asked Mr. Gray what he does with the topsoil.

Mr. Gray said he does septic systems, sitework, and landscaping and has a hard time finding good loam so he has to source himself.

4. Fairbanks Union Church – Sitework

587 Fairbanks Road

Map U27 – Lot 006

Soil Erosion Control/Storm Water Management Application #15-SS-07

Mr. Jesteadt explained that the Mission at the Eastward has worked with six other churches in western Maine for forty years doing housing rehab for the elderly - roofs, windows, doors, etc. He

said they helped ninety households last year, and they've outgrown the basement of the Fairbanks Church so they purchased the property next door, including house and barn, which will give them more parking and storage for their tools and equipment.

Mr. Jesteadt continued, saying they'll rehab the house later, possibly as a parsonage and to house visitors. He said the proposed 75' x 50' parking area will be for their trucks, which will be parked in the barn for winter, and most of the work involves removing soil and installing gravel.

Dr. Eastler advised that if they eventually want to pave, they'll need to add more gravel.

Mr. Jesteadt said if they pave it will be the lot in front of the church.

Mr. Jordan said the proposed driveway runs along the common property line and has to be setback 10' from that.

Mr. Kaiser said he had assumed that they would combine the lots, thereby erasing the line, so this wouldn't be an issue.

Mr. Jordan made a motion to approve Soil Erosion Control/Storm Water Management Application #15-SS-07, on the condition that the lots would be combined in one deed thereby eliminating the common line and the driveway setback issue.

Dr. Eastler seconded the motion.

VOTE: 7 – Affirmative

5. Other business:

The Board discussed the variety of plans and narratives that are received for various projects and the consensus was that the scope of proposals ranges so widely, and the nature of them differ so much, that it's hard to achieve greater consistency.

Mr. Kaiser said for projects such as the recent AutoZone, for which plans such as landscape schematics must be presented, there are a lot of details and specifics included when these are submitted.

There being no further business, the meeting adjourned at 7:30 p.m.

Minutes respectfully submitted by J. Stevens Kaiser

Planning Board

Date