

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

March 9, 2020 – 6:00 pm.

Minutes

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

Alternate members present: Judith Murphy and Dave Robbins.

Members unable to attend: Gloria McGraw.

Others present: Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; Applicant Renee Whitley, Franklin County Children’s Task Force (FCCTF); Andy Dube, draftsman for FCCTF; representing NextEra and CMP: Lauren Leclerc, Heath Barefoot, Yina Sun, Jon Gravel, and Jason Robinson.

Mr. King opened the meeting at 6:00 pm.

1. Designate alternate members, if needed

Mr. King designated Ms. Murphy as a voting member for this meeting in the absence of regular members.

2. Review minutes of December 9, 2019 and February 10, 2020

Mr. Otley made a motion to approve the minutes of December 9, 2019 as amended. Mr. Wright seconded the motion.

VOTE: 7 – Affirmative

Mrs. Tracy made a motion to approve the minutes of February 10, 2020 as written. Mr. Smith seconded the motion.

VOTE: 7 – Affirmative

3. 19-SR-17 & 19-SS-09 MODIFICATION

CMP Switchyard

362 Farmington Falls Road

U04-001 & U05-005

Addition of a vegetated underdrained soil filter (VUSF)

Mr. Barefoot presented the new modifications to the CMP switchyard being an addition of a VUSF that will be a vegetated depression with a square surrounding ditch line to treat the stormwater for which they are seeking approval. He added that Department of Environmental Protection (DEP) wanted the stormwater changes and approved the new design on March 3, 2020.

Ms. Murphy made a motion to approve the modification as presented.
Mrs. Tracy seconded the motion.

Ms. Murphy asked where there was a new DEP engineer that noticed the changes that needed to be made for stormwater, if the project would have continued with the prior plans as is without the new VUSF.

Mr. Barefoot replied saying the new engineer looked at the roads and picked up on the issue calling for the additional changes.

Mr. Otley asked about the depression next to the roads saying if a car goes off the road it's going to get launched.

Ms. Leclerc replied that the ditch is only 18 inches deep.

Mr. Wright said the plans looked good.

Mr. Davis added that cars hopefully will stay on the road like they are supposed to.

Mr. Jordan asked if the second driveway was there in the original plans.

Ms. Leclerc said yes, both driveways were in the original plans, the entrances have just been widened a little bit.

Mrs. Tracy said she was fine with it.

Mr. Smith said he was good with it too.

Ms. Murphy asked about the difference in the photo renderings of the new drainage structure.

Mr. Otley noted and Mr. Barefoot confirmed that they are before and after re-vegetation.

Mr. King stated he appreciated the detail in the plans.

VOTE: 7 – Affirmative

Mr. Barefoot asked Mr. Kaiser if this was a good time to discuss the laydown yard changes for the solar project, and he replied yes.

Mr. Barefoot started by saying that NextEra has decided to move the laydown yard to the other side of the highway by the York's red barn - where most of the project will be. He said there will be a construction trailer, and this is where shipments will be received, adding that it will make it much easier and safer for trucks to enter and exit the yard, as well as being better able to watch over.

Mr. Wright added he brought up early in the project's review that trucks wouldn't be able to cross the road easily without issues with the original location of the laydown yard.

Mrs. Tracy made a motion to accept the changes as submitted.
Mr. Jordan seconded the motion.

Mr. Otley stated he thought the original laydown yard was a bad spot as well.

Mr. Jordan asked, when the project comes to an end, if the new laydown yard will have panels put there as well.

Ms. Leclerc replied yes.

VOTE: 7 – Affirmative

Mr. King asked when they thought the project would be starting.

Mr. Barefoot stated they have already started flagging sensitive areas for stabilization and will imminently be clearing trees, with the project starting by April 1st.

**4. 20-SR-02
Franklin County Children’s Task Force (FCCTF)
113 Church Street
U15-095
Addition of second floor onto existing structure**

Andy Dube and Renee Whitley were present to represent the application.

Ms. Murphy made a motion to accept the application as presented.
Mrs. Tracy seconded the motion.

Mr. Dube presented the plans for FCCTF that he did, which will be stamped by an architect and submitted by them to the Fire Marshal’s Office (FMO) for review. He stated the footprint will stay the same, the roof will be torn off and replaced, there will be new interior and exterior stairs, new Americans with Disabilities Act (ADA) accessible bathroom on the first floor, offices upstairs, and new siding on the second story to match the existing brick on the first story.

Mr. Smith said he was good with the plans.

Mrs. Tracy asked if there was going to be an elevator installed.

Mr. Dube said there isn’t one planned at this time, as having an elevator is based on occupancy, square footage and employees, and the occupancy isn’t changing. He added that it is up to the FMO whether the project will be approved without an elevator.

Mrs. Whitley said they are doing this project for ADA compliance, freeing up the first floor for public accessibility by moving the offices upstairs, and the conference room is in the basement.

Mr. Jordan asked about the details on the interior stairs stating the rules don't allow for nosing on stairs.

Mr. Dube said he understands that, and the Fire Marshall is looking for an underside chamfer instead of a radius nosing on the treads to help people walking up stairs.

Mr. Wright asked if these renovations mean a growing number of personnel.

Mrs. Whitley said no, they have more of a greater need for extra space and having more safety and security on the first floor.

Mr. Otley said he's good with the project.

Ms. Murphy said their building has always seemed really small, so this is a good time for this. She asked how long they were planning on being closed for the project.

Mrs. Whitley replied stating they are only planning on being out of the building for six weeks. She added they have gotten permission to do some work out of Mt. Blue schools and area churches, have also found a place in Wilton to store their office supplies, and where they do most of their work out in the field anyway - in home services with families - their operations won't be curtailed.

Ms. Murphy asked when they thought they would be starting the project.

Mrs. Whitley stated they are hoping to start mid to end of June and complete by mid-October.

Mr. King asked if the footprint included the exterior staircase, and asked about the stairs blocking one of the windows.

Mr. Dube said it wasn't included in the footprint, and the stairs are not actually blocking the window - only the view.

Mr. Kaiser added that is a business occupancy not residential, and code requirements treat these differently in this regard.

Mr. Smith asked if it was going to be ADA compliant on the second floor as well.

Mrs. Whitley stated the second floor is going to be for staff only and the first floor is going to be ADA compliant for the public.

Mr. Davis stated the exterior stairs are right next to the parking lot and feels there should be something beside them to protect the stairs from any damages that could occur.

Mr. Dube and Mrs. Whitley agreed and stated they would add that to the project.

VOTE: 7 – Affirmative

5. Other business

Updates from Mr. Kaiser:

- The next meeting in April will have one of the last marijuana applications to review, which is for cultivation.
- March 24th the Board of Selectmen will hold a hearing for five CDBG projects for local businesses.
- Planning continues on the new 24-unit apartment building at Buzz and Bill's Willow Springs property, which will be reviewed this summer or fall for a 2021 build.

Mr. King asked who brought up the question about the abutting properties that was in an email handed out at the meeting.

Mr. Kaiser stated Mr. Smith brought it up last week - making a very good point – which Ms. Leclerc responded to with a good answer. He said his concurrence with her points was based on project and non-project lots, the project leases with the owners, and the decommissioning plan.

Mr. Smith added the hitch road he takes working in the woods is a rock throw to the York property and got him thinking about how the panels are going to be going right across some property lines that have big 200 year old trees as boundary lines. He wanted to know if the trees were going to be replanted to mark the boundary lines again after the project is over.

Mr. Kaiser said when the project is decommissioned, all arrays will be removed and ground restored.

Ms. Murphy asked Mr. Kaiser if he felt any of the 2020 workshops were more beneficial and important to go to than others.

Mr. Kaiser said whichever workshop piques your interest, we want to cover the cost in the hope you find benefit from it.

Mr. King added the last workshop he went to he only was interested in the part about reconsideration of a vote after what happened with the homeless shelter.

Mr. Otley made a motion to adjourn the meeting.
Mr. Smith seconded the motion.

VOTE: 7 - Affirmative

The meeting adjourned at 6:40 pm.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date