

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**April 12, 2021 – 6:00 p.m.**  
**Minutes**

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

Alternate members present: Linda Brown.

Members unable to attend: Michael MacNeil.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants Bill Greenlaw and Chris Hollingsworth; and property owner Jeanne Simpson.

Mr. King opened the meeting at 6:00 p.m.

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

All regular members present.

**2. Review minutes of March 8, 2021**

Mr. Smith made a motion to accept the minutes of March 8, 2021 as written.  
Ms. Murphy seconded the motion.

7 – Affirmative  
Motion carried.

**3. 21-SR-07 & 21-SS-07 ATF**  
**RSU 9 – Bill Greenlaw**  
**269 Middle Street / U12-20**  
**Parking expansion - Continued**

Mr. King made a motion to continue the discussion of the applications.  
Mr. Smith seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

Mr. King asked Mr. Kaiser if the Board's hands were tied after receiving the email from him about speaking with Cam Dufour from DEP.

Mr. Kaiser replied that Mr. Dufour verified that there are no concerns regarding wetlands and vernal pools as regulated by DEP which were the biggest concerns of the abutters. He added that Mr. Dufour said the project is exempt under DEP Site Location as this is an educational property and they're ok to proceed.

Mr. King asked the Board if they had any further questions. There being none he asked for a motion.

Ms. Murphy made a motion to approve the Site Review and Soil Erosion/Storm Water applications as submitted.

Mr. Wright seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

**4. 21-SR-08**

**Ayuh Cider – Chris Hollingsworth**

**272 Morrison Hill Road / R9-15**

**Addition of retail cidery & tasting room**

Mr. King introduced the application.

Mr. Wright made a motion to accept the Site Review application presented as complete.

Mr. Smith seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Mr. Hollingsworth, accompanied by Jeanne Simpson the property owner, introduced himself and stated he wants to add a cidery and tasting room for soft and hard cider to the existing orchard and later add pizza.

Mr. King asked the Board if they had reviewed the memo given to them from Mr. Kaiser regarding the review Mr. Kaiser and Captain Tim Hardy did at the location on April 8<sup>th</sup>.

Ms. Murphy asked about the checkoff from the State.

Mr. Hollingsworth replied that the State has already inspected the site, now they need approval from the Board for their hard cider application to be processed.

Ms. Murphy mentioned the Letter of Review from the Fire Rescue about NFPA-101 Life-Safety requirements.

Mr. Hollingsworth replied to the memo and Letter of Review stating one of the entries is through a garage door which he will replace with a garage door with a man-door for fire safety.

Mr. Wright said he thought it was a good idea and location.

Mr. Smith asked if the septic system can accommodate the additional flow from the kitchen.

Mr. Hollingsworth said there will be no additional bathroom but the new sinks added will go into the septic which has capacity. He added that when the barn was built it had a drain

installed.

Mrs. McGraw asked if they should put the Fire Rescue requirements in the approval.

Mr. Kaiser replied no, the applicant has to adhere to NFPA-101 Life-Safety standards as they must with DEP, DHHS, etc.

Ms. Murphy asked when they were planning on opening.

Mr. Hollingsworth stated they are hoping to open this summer contingent on State approval.

Mrs. McGraw made a motion to approve the Site Review application as submitted.  
Mr. Wright seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

## **5. Other Business**

- The Board reviewed the changes to the solar plan on the MacNeil property that was reviewed at the 3-8-21 meeting.

Mr. Kaiser stated the changes were minor – most notably making the access road shorter.

Mr. King asked if the Board should vote on the change.

Mr. Kaiser said the Board should acknowledge receipt and vote to accept any such changes.

Mr. Jordan made a motion to accept the changes to the plans dated 3/29/21 as submitted.  
Mr. King seconded the motion.

Ms. Murphy noted the plans also show overhead instead of underground connection and three additional arrays.

There being no further discussion or questions Mr. King called for a vote.

VOTE: 7 – Affirmative  
Motion carried.

- The Board discussed the proposed changes to the Wellhead Protection Ordinance; the proposed definition modifications for Group Homes and Chemical Dependence Clinics; and proposed non-payment penalty addition to the Marijuana Ordinance.

Mrs. McGraw asked if Homeless Shelters were going to be discussed at the April 26<sup>th</sup>

meeting and where it fits.

Mr. Kaiser replied the Zoning Board is still working on the definition of Homeless Shelters and Table of Uses additions for same.

Mrs. McGraw asked about Homeless Shelters being separated from Group Homes in new definitions.

Mr. Kaiser said this is needed to make it clear that Homeless Shelters are not considered Group Homes.

Ms. Murphy said she thinks it is best to separate it.

- Kevin Vining CEO Review [garage addition].

Mr. King asked if the Code Office had received and comments or concerns from the abutters.

Mr. Kaiser replied no.

- Mr. Kaiser said Eric Johnson has discussed the potential with NextEra to add solar panels on the York property to the west of Stanwood Park using TRC as the project consultant. He said he told Eric it's an allowable use that would have to come before the Board for review and approval.
- Mr. Kaiser said he and Chief Bell met with Safe Voices again regarding their plan to convert their existing location from a two apartment to a three apartment building, and that this may be on the Board's May agenda.
- Mrs. McGraw asked about the NextEra project and if their installation is any different from the plans approved by the Board. Mr. Kaiser said they'll do an as-built set of revised plans showing any deviations for the Board.

Mrs. McGraw asked if the plans have changed for the arrays behind Stanwood Park.

Mr. King said it is seven acres.

Mr. Kaiser stated the array layout hasn't changed there and it will take time for the planted screening to grow.

Mr. Wright asked if NextEra will have to rebuild the Hovey Road once they are done.

Mr. Kaiser said yes, they will have to repair all roads they've damaged, including Stanwood Park.

Mr. King asked the Board if any of them have taken a ride out to Stanwood Park to see that part of the project and added he feels it will devalue the houses there.

Ms. Murphy said it is a lose-lose situation because there will always be the argument about stopping people from doing what they want on their own property.

Mr. King said as a Board they should do what they can with requirements if another one comes in close to a development and wondered how far they can go with that.

Mr. Kaiser replied that the Board can ask for the moon if they want but this project is definitely experimental as far as visual goes.

Mr. Otley asked how far away would be enough of a requirement.

Mr. King said that hopefully the trees and shrubs will be enough.

Mr. Kaiser stated they could amend the zoning adding a buffer zone around residential areas.

Ms. Murphy stated that most of the abutters were worried about the view changing that they had always gotten for free.

Mr. Smith said he wasn't sure what the Board could really do as far as landscaping goes.

- Mr. Kaiser said John Moore came into the Code Office to submit an application for an event camping site but it is not clear if the site is in the Village Business or Farm & Forest district so he's having a surveyor check the zoning district boundaries.
- Mr. Kaiser said there have been a couple of small Home Occupation auto repair shops fill out project packets.
- Mr. Kaiser said someone called and asked about doing an axe throwing business in the old Olympia Sports space next to Hannaford's.

There being no further discussion or updates Mr. King called for a motion.

Ms. Murphy made a motion to adjourn the meeting.

Mr. Otley seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

The meeting adjourned at 6:55 p.m.

Minutes respectfully submitted by Kate Foster.

---

Planning Board

---

Date