

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**April 11, 2022 – 6:00 p.m.**  
**Minutes**

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

Alternate members present: Michael Macneil and Troy Luther.

Member unable to attend: None.

Others present: Board of Selectmen, Byron Staples; Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants Kevin Vining, Peter Beane, Aimee Young of Plymouth Engineering, and Richard St. Pierre, CFO of Skowhegan Savings Bank; abutter Michelle Lam.

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

**1. Pledge of Allegiance**

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

All voting members were present.

Mr. Luther joined the meeting at 6:20 p.m.

**3. Review minutes of February 14, 2022**

Mr. Smith made a motion to approve the minutes of February 14, 2022 as written.  
Ms. Murphy seconded the motion.

VOTE: 6 – Affirmative 1 – Abstained  
Motion carried.

**4. 22-SR-02 & 22-SS-03**

**Kevin Vining**  
**563 Town Farm Road / R14-1-B**  
**12,000 SF parking expansion**

Mr. King introduced the application and verified the applicant was present.

Mrs. McGraw made a motion to accept the Site Review and Soil Erosion applications for review.

Mr. Wright seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Kevin Vining introduced himself and stated these applications are to expand their current parking area in hopes of being able to hire more people. He added that the area goes towards the trailer park on the side of the property and there is a section of trees there that will be cleared.

Ms. Murphy stated these were good plans and she has no objections.

Mr. Otley, Mr. Wright, Mr. Smith, Mr. Jordan, Mrs. McGraw, and Mr. King were pleased with the plans and didn't have any questions.

There be no further questions or comments Mr. King called for a motion.

Mr. Wright made a motion to approve the Site Review and Soil Erosion applications as presented.

Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

**5. 22-SS-02**

**Kevin Vining**

**Town Farm Road / R10-86-A**

**Grub stumps and gravel lot**

Mr. King introduced the application.

Mrs. McGraw made a motion to accept the application for review.

Mr. King seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Kevin Vining stated this project is down the street from the E.L. Vining office and they are looking to grub out some stumps and gravel the lot to put in a pad for storage and laydown area with a gated entry way.

Ms. Murphy asked if there was going to be a building constructed at any time to which Mr. Vining replied, no.

Mrs. McGraw asked for clarification on where the lot was located.

There being no further questions or comments from the Board, Mr. King called for a motion.

Mr. Jordan made a motion to approve the application as presented.

Mr. King seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

**6. 22-SS-04**  
**Kevin Vining**  
**413 Town Farm Road / R10-79-C**  
**Fill and grade**

Mr. King introduced the application.

Mr. King made a motion to accept the application for review.  
Mr. Wright seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

Mr. Vining stated this area was down by their paint shop at 413 Town Farm Road and they are planning on filling in and grading an old gravel pit area to make more room.

Mr. Jordan, Mrs. McGraw, Mr. Smith and Mr. Wright didn't have any questions.

Mr. Otley asked if it was an active gravel pit.

Mr. Vining stated no, when he purchased it, it had already been wooded over and he is just getting the time to cut the trees, fill the area, and grade it off for more needed storage area.

Ms. Murphy verified with Mr. Vining all these applications were related to business expansion and storage area.

There being no further questions or comments from the Board, Mr. King called for a motion.

Mr. Jordan made a motion to approve the application as presented.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

**7. 22-SR-05**  
**Peter Beane**  
**105 Water Street / U31-24**  
**Addition of a 3<sup>rd</sup> unit to the existing footprint**

Mr. King introduced the application and verified the applicant was present.

Ms. Murphy made a motion to accept the application as complete.  
Mr. King seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

Peter Beane introduced himself as the owner of the building located at 105 Water Street and stated he has a shed on the back of the building that he would like to turn into an efficiency apartment. He added there is plenty of room for parking, but he is adding more gravel to help the parking area and feels the town could use another rental unit.

Ms. Murphy stated the town is definitely in need of more apartments.

Mr. Wright verified with Mr. Beane it is going to be the same footprint.

Mr. Smith stated there have been issues in the past with snow removal around driveways on Water Street and reminded Mr. Beane that the driveway entrance needs to be kept clean.

Mrs. McGraw asked about the original application and how many apartments it was approved for.

Mr. Kaiser replied that this property has been a duplex and it is before the Planning Board because it is going from a single-family dwelling to a multi-family dwelling.

Mrs. McGraw asked if it was going to cover too much area being that it's a small lot.

Mr. Kaiser replied that the footprint isn't going to change, it is currently an attached shed that Mr. Beane is going to change into an efficiency apartment that will also meet NFPA 101 Life-Safety requirements.

There being no further questions or comments from the Board, Mr. King called for a motion.

Mr. Wright made a motion to approve the application as presented.

Mr. Otley seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

**8. 22-SR-04 & 22-SS-05  
Skowhegan Savings Bank  
Wilton Road / U32-7  
2,376 SF bank**

Mr. King introduced the application and verified who was present to represent the application.

Mrs. McGraw made a motion to accept the Site Review and Soil Erosion applications for review.

Mr. King seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

Aimee Young of Plymouth Engineering introduced herself and Richard St. Pierre - the CFO of Skowhegan Savings Bank. She stated the 1.28-acre lot is the vacant lot beside the entrance to Hannaford and has an existing curb-cut on the Wilton Road. Ms. Young continued, stating the proposal is to construct a 2,376 SF building for a new bank with three drive-thru lanes - one dedicated for ATM and two others, one entrance/exit off Wilton Road and one entrance/exit off Fyfe Road. She said there are trees proposed for landscaping, a sign next to the entrance, and three new catch basins that will be connected to an existing one in the street.

Ms. Foster gave Ms. Young and Mr. St. Pierre copies of the Letter of Reviews from the Department Heads.

Ms. Young responded to the comments in the Letter of Reviews by stating the proposal is not going to generate any additional new bank traffic and they have reached out to Hannaford about an entrance off Hannaford Drive to which they have recently responded with a possibility. The plans currently before the Board do not include this connection, and in case Hannaford does allow connection she showed the Board the plans for that.

Mr. Otley asked if Hannaford were to allow an entrance on their property, would the bank still use the entrance/exit off Wilton Road. He added he is worried about traffic coming from Wilton trying to make a left turn into there with the traffic at the light.

Mr. St. Pierre replied that they are willing to entertain any feedback for changes if they get permission from Hannaford for the entrance/exit.

Ms. Young stated they are looking for approval for the current plans right now only.

Mrs. McGraw asked about DOT and if a traffic study was done.

Ms. Young replied no, the number of vehicle trips did not trigger a traffic study.

Mr. King read that it is 350 cars per day, asking if that is for big branches only.

Ms. Young said that is from a traffic planning manual.

Mr. St. Pierre replied they estimated roughly 50-90 cars per day which is what they have at the current location.

Ms. Murphy stated she has the same concerns about traffic, preferring an entrance off Hannaford Drive and asked if there were any other solutions.

Mr. St. Pierre replied Hannaford owns the property and they can't guarantee they will get permission from them to use their driveway.

Ms. Murphy asked about a traffic analysis.

Mr. Kaiser stated there would have to be 100 peak trips per hour to trigger a traffic impact study.

Mr. Otley stated he understands and feels the same as the rest of the Board, adding that what has been presented is doable.

Mr. Wright asked if they were proposing to add another lane on Wilton Road for traffic to turn into the bank coming from Wilton.

Ms. Young replied no, there will not be any changes to Wilton Road.

Ms. Foster asked about using Fyfe Road only.

Ms. Young replied that the road is not used enough or built for that many vehicles.

Mr. Otley added that he feels it would be even harder to get in and out off Fyfe Road.

Mr. Smith stated he thinks Hannaford would benefit from having the access off their road and likes the idea of the entrance/exit only off Fyfe Road.

Mr. Jordan asked if they are able to get access off Hannaford Drive if it would change the plans at all.

Ms. Young replied that it would only be grading and lawn changes.

Mr. King verified with Ms. Young that if they get approval from Hannaford, the entrance/exit would come out right across from the current one for the bank.

Mrs. McGraw asked about the "High Accident Location" study from DOT.

Ms. Young stated that DOT has the plan and they didn't see any areas of concern nearby or in the volume to capacity ratio, therefore no study was required.

Mrs. McGraw asked if the Board can approve it with the condition to only use Fyfe Road or deny it.

Mr. Kaiser replied that if the Board deemed it a safety concern, they can deny it but he doesn't see the basis for doing so because but they have an existing curb cut on the Wilton Road that can't be taken away. He added that the previous Police Chief researched Wilton Road accidents after the Ice Cream Shoppe opened and there was no increase in accidents at that location. There is going to be more growth on the Wilton Road and it is good news that Hannaford is entertaining the connection idea.

Ms. Murphy asked about tabling the applications or having a conditional approval based on Hannaford's decision.

Ms. Young said the bank has to be out of their current location by February 2023, and if they get approval from Hannaford to access their driveway they will come back to the Board with new plans.

Ms. Murphy asked if they had any idea when they might hear back from Hannaford's.

Mr. St. Pierre replied that they are in regular contact with Hannaford's, but they have a several corporate levels and a legal team that it needs to go through first.

Michelle Lam, owner of Jade's Palace that is located next to the vacant lot, said she is worried about visibility of her Chinese restaurant coming north on the highway from Wilton. She asked if they could extend the sidewalk, not plant the trees on the front side that would block visibility of her business and add more boulders to prevent people from driving onto her property by the highway.

Ms. Young replied that the Town has requirements for trees, but they can possibly change the location of them.

Mr. Otley verified with Ms. Young that approving the applications would help with Hannaford's because they would then have more flexibility.

Mr. Macneil stated Skowhegan Savings Bank bought the property with the existing curb cut and there is nothing the Board can do about that.

Ms. Murphy made a motion to approve the Site Review and Soil & Storm applications as presented.

Mr. King seconded the motion.

Mr. Jordan asked about page 8 article G of the application.

Ms. Young answered by saying that falls under DOT's traffic impact study criteria that didn't get triggered.

Mr. Kaiser stated regarding the subject tree plantings, they can be moved or be substituted with low shrubs that don't block visibility.

Ms. Young stated that if they get approval from Hannaford's, they will come back in with new plans.

There being no further questions or comments from the Board Mr. King called for a vote.

VOTE: 7 – Affirmative

Motion carried.

## **9. Other Business**

Mr. King asked Mr. Luther to introduce himself to the Board and tell them a little bit about himself which he did.

Ms. Foster reviewed the budget flyer with the Board and informed them on the interview with the Town Manager and Board of Selectmen chairman that was available to watch on Mt. Blue TV.

Ms. Murphy added that the Historical Society is hosting Mr. Waller and Mr. Smith who are going to be answering questions about the budget on April 18<sup>th</sup> at 7:00 p.m. at the North Church.

Mr. Kaiser said due to the need for more affordable housing, he's recently been contacted by several parties working on possible projects of that type.

Mr. King asked about the status of Domino's.

Mr. Kaiser replied that they are developing several locations and will return when they can mobilize to this location and do it non-stop.

Mr. Wright asked what the status was of the hospital.

Mr. Kaiser replied that they are still working on plans.

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

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

VOTE: 7 – Affirmative  
Motion carried.

The meeting adjourned at 7:10 p.m.

Minutes respectfully submitted by Kate Foster.

\_\_\_\_\_  
Planning Board

\_\_\_\_\_  
Date