

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

August 8, 2022 – 6:00 p.m.

Minutes

Planning Board members present: Lloyd Smith, Judith Murphy, Clayton King, and Gloria McGraw.

Alternate member present: Troy Luther.

Member unable to attend: Craig Jordan, Jeff Wright, Mike Otley, Michael Macneil.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicant, Brandon Fitch.

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

1. Pledge of Allegiance

2. Designate alternate members, if needed

Mr. Smith designated Troy Luther as a voting member for the meeting in the absence of regular members.

3. Review minutes of July 11, 2022

Ms. Murphy made a motion to approve the minutes of July 11, 2022 as written.
Mr. King seconded the motion.

VOTE: 5 – Affirmative
Motion carried.

4. 22-SR-10 & 22-FP-01

**Brandon Fitch
160 Wilton Road / U31-34
28'x36' garage with a 12'x12' office within**

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

Mr. Smith asked the Board if they want to review the applications individually or together.

Mr. King made a motion to review the Site Review and Floodplain applications together.
Ms. Murphy seconded the motion.

VOTE: 5 – Affirmative
Motion carried.

Ms. Murphy made a motion to accept the applications as complete for review.
Mr. King seconded the motion.

VOTE: 5 – Affirmative
Motion carried.

Brandon Fitch introduced himself as the applicant and stated he currently has a shop on the Fairbanks Road and wants to move the business closer to town. He said he wants to have a 28'x36' building for a garage and have a 12'x12' office within the building for a secretary.

Ms. Foster stated that Mr. Jordan asked that it be documented in the minutes that in the early 60's there was a plumbing and heating business at that location owned by Ralph Goodwin.

Ms. Murphy asked about page 3 in the Site Review application, about the Federal Emergency Management Agency, being answered "yes" and what that potential problem may be.

Mr. Kaiser replied that FEMA [Federal Emergency Management Agency] came in after the flood of 87' and studied the evidence around town where the floodwater had been and recorded the high-water levels. For reference, he noted that the base flood elevation next door at Marvin's is several inches above that slab floor. He said that Brandon is going to install gravel and a slab on ground higher than Marvin's that will easily meet the requirement of one foot above base flood elevation, which can be confirmed using the benchmark on the nearby bridge.

Mrs. McGraw stated she has no issues with the project but thought the application was for construction of a garage but is hearing that it seems to be more for a business and didn't see anything in the applications about that.

Mr. Kaiser replied it's in the Farm & Forest district which allows both residential and commercial garages, but only commercial garages require Site Review.

Mrs. McGraw asked that something be changed on the Site Review application to state if it is a commercial or residential request.

Mr. Kaiser replied that he assumed the Board knew Brandon and his business and added it's a good idea to note in the approval that it's for a commercial garage.

Mr. Smith stated that if Mr. Fitch puts a sign up, people are going to know it is a commercial business location.

Mrs. McGraw stated she is only referencing the applications given to the Board.

Mr. Luther said it looks good and his only concern was that the setbacks have been met, which they have. He added it looks like a pretty cut and dry application.

Mr. King asked if the building was going to be a one or two-story building.

Mr. Fitch replied, one story with a 14' ceiling and a pitched roof.

Mr. King asked if there was going to be any siding.

Mr. Fitch replied there will be black metal siding with white trim.

Mr. King asked if there is going to be any outside lighting.

Mr. Fitch replied yes, probably some in the eaves and by the front doors.

Mr. King asked if there is going to be any landscaping.

Mr. Fitch replied no.

Ms. Murphy stated she agrees with Mrs. McGraw about clarifying on the application if a project is residential or commercial.

Mr. Kaiser stated it should be included in the final motion that the approval is for a commercial garage/office.

Mr. Smith called for a motion.

Mr. King made a motion to approve the Site Review and Floodplain commercial applications as submitted.

Ms. Murphy seconded the motion.

VOTE: 5 – Affirmative
Motion carried.

5. Other Business

Planning Board Review Process:

The Board decided to table the discussion of the review process until the September meeting due to the absence of Board members.

Code office updates:

There were no updates from the Code Office.

Ms. Murphy stated she will not be present for the September meeting.

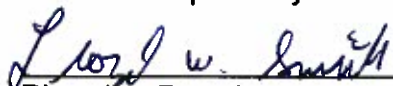
Ms. Murphy made a motion to adjourn the meeting.

Mr. King seconded the motion.

VOTE: 5 – Affirmative
Motion carried.

The meeting adjourned at 6:20 p.m.

Minutes respectfully submitted by Kate Foster.



Planning Board

10/17/2022
Date