

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
October 21, 2013
Minutes

Planning Board members present were Clayton King, Tom Eastler, Lloyd Smith, Donna Tracy, and Craig Jordan. Alternate members, Matt Smith and Stephan Bunker, were also present.

Bill Marceau and Gloria McGraw were unable to attend.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford.

Applicants present were Max Yates, representing the New Hope Baptist Church; Tina Liimatta, representing the Fairbanks Early Learning Center; Donald Smiley, property owner; and Mark Goodwin, property owner.

1. Designate alternate members, if needed

Due to the two absences, Mr. King designated Matt Smith and Stephan Bunker as voting members for this meeting.

2. Review minutes of August 12, 2013 (Note - There was no meeting in September)

Mrs. Tracy made a motion to approve the minutes of August 12, 2013 as submitted.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative 1 – Abstention (Craig Jordan)

Motion carried.

3. New Hope Baptist Church – Proposed Expansion to the Existing Church Building

268 Perham Street

Map U17 – Lot 009

Site Review Application #13-SR-15

Soil Erosion Control/Storm Water Management Application #13-SS-10

Mr. King said the Board will first review the Site Review application and asked the Board members to go over the check-off list.

Mr. King asked if anyone found anything on the list they wanted to discuss, and no one did.

Max Yates was present to represent the New Hope Baptist Church and said that he was the Church Coordinator for the project.

Dr. Eastler stated that he felt the application was nicely done and was very impressed with the drawings.

Mr. Lloyd Smith asked for clarification regarding the number of parking spaces as noted on page three as 50 – 60 and questioned what would be the amount of required spaces with the addition.

Mr. Kaiser said they are required to have one parking space for every four seats, and they have at least 70 spaces. He added that they are not expanding the assembly and they will not be impacting or losing any parking spaces during construction.

Mr. Yates stated they are required to have 50 spaces and they are over the requirement. He said they are just expanding the operations of the Church.

Mrs. Tracy questioned the existing driveway regarding emergency vehicles, and Mr. Yates said there is ample space, the driveway does go all the way around, and they're not impacting the existing width.

Mr. Jordan asked how much on the check-off list applies.

Mr. King said, not much in this instance because of the nature of improvements.

Mr. M. Smith said he was satisfied with the submittal.

Mr. Bunker said the important factor to him was the compliance with Life-Safety requirements, especially in regards to the sleeping quarters.

Mr. King asked about outside lighting.

Mr. Yates said they currently have two 250 watt lights which they are planning on changing to LED so the light wash will be the same or less.

Mr. King told Mr. Yates to check with Mr. Kaiser regarding the outdoor lighting standards when these are changed.

Mr. Goodwin said he is an abutter and he has no problem with the project.

Dr. Eastler made a motion to approve the Site Review application as submitted.

Mr. King seconded the motion.

VOTE: 7 – Affirmative None opposed.

Motion carried.

The Board then reviewed the Soil Erosion Control/Storm Water Management Application.

Discussion followed regarding two 24' proposed extensions to the existing structure.

Mr. Yates said there was a walk over with Mr. Kaiser and Mr. Tim Hardy of the Fire Rescue Department and they should have the Fire Marshal's stamped plans within a few weeks.

Dr. Eastler asked Mr. Yates to be sure to follow Best Management Practices (BMP's) for site work during construction.

Dr. Eastler made a motion to approve the Soil Erosion Control/Storm Water Management application as submitted.

Mr. King seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

4. Fairbanks Early Learning Center – Proposed Operation of “Head Start”
508 Fairbanks Road
Map U25 – Lot 001
Site Review Application #13-SR-16

Tina Liimatta was present to represent this project.

There were no questions regarding this application.

Dr. Eastler made a motion to approve application submitted.

Mr. Lloyd Smith seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

5. Donald Smiley, Jr. – Proposed Construction of a 2,000 SF Sawmill
682 Knowlton Corner Road
Map R03 – Lot 010-A
Site Review Application #13-SR-17

Mr. Smiley was present to represent this application. He said he would like to rebuild due to the fire.

Mr. King asked Mr. Smiley if he has a band mill or circle saw mill, and Mr. Smiley said he has a band saw, and is adding a circle saw in this project.

Dr. Eastler said he went over to the fire and saw Mr. Smiley going through the embers trying to retrieve what he could and appreciated his efforts to rebuild.

There being no further discussion, Dr. Eastler made a motion to approve the application as submitted.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

Mr. Bunker asked administratively, as to why this application needed review.

Mr. Kaiser said even though in the Farm & Forest district, sawmills require site review as they are a separate line item in the Zoning Ordinance. If this were an agricultural building under 5,000 SF it would not require review.

Mr. Lloyd Smith asked what if he takes several years to complete the project as stated in the application.

Mr. Kaiser said as long as he's actively working on it, if it takes longer than two years the Board could extend his approval. He said it's more of a problem when approved projects are not started within a year or the additional year that can be CEO approved.

**6. Mark and Heidi Goodwin – Proposed Construction of an 8' x 20' Front Porch
247 High Street
Map U10 – Lot 010
Non-Conforming Application #13-NC-03**

Mr. Goodwin was present to represent this application. He said he wants to consolidate what he's removed from the front of the house, namely a bay window, steps, and a porch, into a new front porch with covered steps to clean up the whole front. He said this is a non-conforming building and he could have used the whole additional 80 SF non-conforming expansion allowed, but chose not to do so.

Dr. Eastler made a motion to approve the application as submitted.

Mr. Jordan seconded the motion.

Mr. Jordan said the application didn't show the setback from the right-of-way and he didn't want the omission of that information to hold up project.

Discussion followed regarding Mr. Jordan's comment and the memo Mr. Kaiser sent to the Board in this regard which included sketches, one existing and the other proposed.

Mr. Lloyd Smith said his calculation of the total non-conforming area allowed is 341 SF.

Mr. Kaiser said at 336 SF of total non-conformance, Mr. Goodwin is still within this limit by five SF.

VOTE: 7 – Affirmative None opposed.
Motion carried.

**7. Comprehensive Plan – Discussion
Introduction and Population Section**

Mr. Kaiser said it's his intention to get all the data sections out to the Board to read first before any discussion about goals and strategies are started. He said what he needs from the Board, now that they have the intro, population and economy sections, is their feedback on the content as they receive the various sections. He said he's now working on the housing section and has finally found some good data sources.

The Board concurred that they'll read the information as it's produced, and so far they're good with it.

The meeting adjourned 6:34.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date