

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**March 11, 2013 - 6:00 P.M.**  
**Minutes**

Planning Board members present were Clayton King, Lloyd Smith, Donna Tracy, Tim Hardy, Tom Eastler, Craig Jordan, and Bill Marceau. Alternate member Gloria McGraw was also present.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Planning Assistant, Cindy Gelinias; Ann Bryant; and applicants Ben Pratt and Laurie Gardner.

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

1. Designate alternate members, if needed. N/A
2. Review minutes of February 11, 2013

Mr. Smith said there was a typo on Page 4 in the 7<sup>th</sup> paragraph from bottom in the last line, and it should read “this **is** not considered...”

Mr. Smith made the motion to approve the minutes of January 14, 2013 with the above noted correction.

Dr. Eastler seconded the motion.

VOTE: – 5 Affirmative – 3 Abstained  
Motion carried.

3. University of Maine at Farmington  
Soil Erosion Control/Storm Water Management Application #13-SS-01  
Geothermal well project, north of South Street in the open quad area (Mantor Green)  
Construction will involve of drilling multiple wells and trench excavation for lateral pipe installation to reduce reliance on oil and lower campus heating costs.

University of Maine at Farmington (UMF) Director of Facilities Management, Ben Pratt and his supervisor Laurie Gardner were present to represent the application.

Mr. Pratt said Carpenter Associates were the engineers for the project. He said the bids came in within budget, and they discussed with the contractor the importance of keeping South Street open as much as possible. Mr. Pratt said the contractor has proposed a very aggressive schedule which would begin May 19<sup>th</sup> and conclude no later than August 30<sup>th</sup>, weather being a major factor. He said the contractor estimated South Street could be closed a maximum of 2.5 weeks as a safety

precaution because there would be big trucks going in and out during construction, but thought that could be shortened if everything went well. Mr. Pratt said UMF would put a notice out to the public that the street would be closed on an as needed basis, and flaggers would be used when only one or two loads were scheduled. He said the budget for the project states that \$114,000 is being budgeted to cover any repairs for damages to Town streets, and campus property. He said the current plans show a road on the northwest corner of the site which the contractor has elected not to build, and they will instead use the entrance between Mantor Library and Preble Hall on High Street. Mr. Pratt said he has discussed using this entrance on High Street with Public Works Director Denis Castonguay.

Dr. Eastler stated he has examined the paperwork and said this isn't the first drilling project on the campus. He said he is pleased with the geology, engineering, and layout of the project.

Mr. Pratt said the initial connection of this geothermal system will be to Preble Hall, Thomas Auditorium, Ricker Hall, and Ricker Addition. He said this project will initially save 25-28 thousand gallons of fuel. Mr. Pratt said UMF will eventually expand the connection to add Mantor Library, and there will be a crossing on South Street to the Computer Center, and three buildings on Main Street. He said once this is completed there will be a total savings of 70,000 gallons of fuel annually.

Mr. King asked what the hours of operation were.

Mr. Pratt said the contractor has a very aggressive schedule of 7 a.m. – 6 p.m., 5 days a week, with the exception of Monday's until 8 p.m.

Mr. Smith asked for confirmation that UMF would repair any damages to South Street because of the numerous trips and heavy loads the trucks would be carrying.

Mr. Pratt assured the Board that the contract stipulates \$114,000 be set aside for repairs of any Town roads damaged by the project, and that contractor payments depend on the repairs being done. He said he would be meeting with the Mr. Castonguay, Town Manager Richard Davis, and paving contractor, Bruce Manzer before the project begins to examine the roads.

Mr. Marceau stated UMF will continue to conduct classes and hold many events including the "Trek Across Maine" at the same time as the construction project, and he asked if they were prepared to handle possible issues that could arise.

Mr. Pratt said UMF graduation is May 18<sup>th</sup> and the project starts on May 19<sup>th</sup>, and he has told the contractor he didn't want to see any trucks or vehicles on site after August 30<sup>th</sup> because the students come back August 31<sup>st</sup>. He said the contractor informed him that, if the project goes well and there isn't a lot of rain this summer, the project could be finished as early as mid to late July. Mr. Pratt said he will have enough personnel available to handle the various events, and not disrupt the flow of traffic through Farmington. He said they conducted a presentation today with the people who teach and work in the surrounding project area. Mr. Pratt said this isn't an easy project to accomplish when you are tearing up the middle of campus and not canceling classes and activities.

Mr. Smith made the motion to approve the application as submitted.

Dr. Eastler seconded the motion.

VOTE: – 7 Affirmative None Opposed  
Motion carried.

#### 4. Other Business

Mr. Jordan said at the last meeting he thought the Board may have been too strict with Mr. Boyker on one item when he applied for permission to open a pawn shop. He said the Board required a 45 day holding period, and he thought this was too stringent under certain circumstances. Mr. Jordan suggested that, if someone showed proof of ownership with an original sales receipt that had the serial numbers from a legitimate store, the waiting period should be reduced to 15 days or until Chief Peck had reviewed the transaction.

Mr. Davis said he remembered this had been discussed at the meeting.

Mr. Kaiser said it was the Board that imposed the 45 day waiting period requirement and they could vote on a modification to a 15 day waiting period for pawned goods with a valid sales receipt.

Mr. Jordan made the motion to modify the restrictions to reduce the timeframe to a 15 day waiting period when Mr. Boyker receives pawned goods with sales receipts from known vendors identifying the item, showing serial number, etc.

Mr. King seconded the motion.

VOTE: 8 – Affirmative None opposed  
Motion carried.

Mr. Hardy said some of these restrictions were requested by Chief Peck and he should be consulted before the Board makes any amendments.

Mr. Kaiser said he would consult with Chief Peck about the Board's vote on this, and if he didn't agree it would be brought back to the Board.

There being no further business, the meeting adjourned at 6:21 pm P.M.

Minutes respectfully submitted by Cindy Gelinias.

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Planning Board

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Date