

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
May 13, 2013
Minutes

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

Others present were Selectman, Joshua Bell; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; applicant, Judy Vining; Rick Jones of Jones Associates; and reporter, Anne Bryant.

1. Designate alternate members, if needed

Mr. King designated Mrs. McGraw as a voting member for this meeting.

2. Review minutes of April 8, 2013

Mrs. McGraw made a motion to approve the minutes of April 8, 2013 as submitted.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative 2 – Not present for this vote (Dr. Eastler and Mr. Hardy).
Motion carried.

3. Vining Mining, LLC

Expansion of the Existing Pismo Gravel Pit - Fairbanks Road

Map R13-Lot 028

Site Review Application #13-SR-05

Soil Erosion Control/Storm Water Management Application #13-SS-02

Shoreland Zoning Application #13-SZ-01

Flood Hazard Development Application #13-FP-01

Rick Jones of Jones Associates (Foresters, Surveyors and Environmental Consultants) and Judy Vining were present to represent the above applications.

Before beginning the review, Mr. King read through the “Planning Board Site Review Check-Off Sheet” to make sure that the applications submitted were complete. The consensus of the Board was that all of the applicable requirements had been met.

There was a brief discussion on noise levels. Mr. Jones said there would be one machine, maybe three, and regarding the screen operation, he said that the pit is very sandy and there isn't a lot of rock which limits noise.

Dr. Eastler said that he would like the word “noise” changed in the future to read “sound” because noise is defined as unwanted sound. Mr. King said that they would discuss this matter afterwards.

Mr. King asked if there were any easements, and Mr. Jones said he wasn't aware of any.

There was also a brief discussion regarding the number of vehicle trips, and Mr. Jones said it would vary, adding that DEP didn't require that information. Mrs. Vining said they were only taking loam now, at about one load a day. She added that there may be up to 20 vehicles per day on a busy day when hauling gravel.

Mr. King also read through the “Supplemental Information” check-off list and it was determined by the consensus of the Board that everything that was applicable was also in order.

Mr. Jones then began his presentation and said that the reason they are here tonight is because they are in the process of expanding the existing pit and going over the five acre DEP threshold required them to apply for DEP permit. He said the access to the pit is from the Fairbanks Road. He said the pit area is 20 acres, located within the required setbacks on a 43 acre parcel. He said this is not a high use pit because of the type of material there, that no more than 10 acres of the pit area will be open at any given time, and finished areas will be stabilized and closed. He said no future structures are proposed, the depth of the excavation will be no more than five feet below the seasonal high water table, and monitoring of groundwater will be on-going throughout the life of the pit to assure pit floor elevation.

Using the site plan, Mr. Jones pointed out the access road, the existing active pit, the proposed pit area, property line boundaries, abutter property boundaries, setbacks, contours by survey instruments, contours by field adjustments at USGS 5' intervals, proposed contours at 5' intervals, the existing tree lines, the monitoring wells, the 100-year floodplain line, the shoreland zone, and described the soils.

Mr. King asked Mr. Jones how many monitoring wells would there be and Mr. Jones said six.

Mr. King asked the Board members if anyone had any questions, and there were none.

Site Review Application #13-SS-05

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

Mr. Hardy seconded the motion.

VOTE: 8 – Affirmative None opposed.

Motion carried.

Soil Erosion Control/Storm Water Management Application #13-SS-02

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

Mr. Hardy seconded the motion.

VOTE: 8 – Affirmative None opposed.
Motion carried.

Shoreland Zoning Application #13-SZ-01

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

Mr. Hardy seconded the motion.

VOTE: 8 – Affirmative None opposed.
Motion carried.

Flood Hazard Development Application #13-FP-01

Mr. Marceau made a motion to approve the Flood Hazard Development application as submitted.

Dr. Eastler seconded the motion.

VOTE: 8 – Affirmative None opposed.
Motion carried.

4. Craig Jordan

**112 Anson Street and 214 Main Street (abutting lots) – Construction of 20
Space Parking Lot**

Map U19-Lot 042

Map U19-Lot 037

Site Review Application #13-SR-06

Soil Erosion Control/Storm Water Management Application #13-SS-03

Site Review Application #13-SR-06

Mr. Jordan abstained from participation as a Board member to represent these applications.

Mr. Jordan began his presentation by stating that there would be no outdoor lighting. He said the parking lot would just be graveled and the drainage would flow toward the two catchbasins in the street near the driveway.

Mr. Marceau mentioned that the elevation was different from the back of the lot to the front.

Mr. Jordan said the grade would have to be taken down 1½' to 2' on the right, and built up on the left, which would not make it level but would bring the drainage to the street by building up the back. He added that there is a retaining wall on the west side and there also a field drain located in the back of 124 Main Street for any surface water flow that drains north.

Mr. Hardy asked if this lot will connect to Mr. Jordan's adjacent property.

Mr. Jordan said, no.

Mrs. McGraw wanted clarification regarding the small piece of land that Mr. Jordan owns at the back of 124 Main Street and if would be part of the parking lot.

Mr. Jordan said, no, that part of that property will be used for snow storage for both properties. He said he wants his tenants above the old Hallmark shop to use this new lot. He said even though there are 20 spaces, he doesn't think the lot will usually be full.

Mrs. McGraw said that she is an abutter and asked if she should be participating.

Mr. King said she may participate as long as she has no financial interest, which she does not.

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

Mr. Smith seconded the motion.

VOTE: 8 – Affirmative None opposed.
Motion carried.

Soil Erosion Control/Storm Water Management Application #13-SS-03

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

Mrs. Tracy seconded the motion.

VOTE: 8 – Affirmative None opposed.
Motion carried.

5. Other Business

Dr. Eastler suggested to change the wording on the check-off list from "noise" to "sound pressure".

Mr. King made a motion to approve the wording change.

Mrs. Tracy seconded the motion.

VOTE: 8 – Affirmative None opposed.
Motion carried.

Discussion followed regarding the updating of the current Comprehensive Plan. Mr. Kaiser said that we should be receiving an updated data pack from the State by May 15th.

Mrs. Ford asked how the Board would like to receive the updated sections.

It was the consensus of the Board to receive all the work that has been done to date, singled sided, hole punched, and in a binder.

Dr. Eastler asked who was working on the Plan update.

Mrs. Ford said the Code Enforcement staff, the Town Manager and the Department Heads.

Dr. Eastler was concerned regarding the agricultural aspect of the Plan.

Mr. Kaiser said that the information the State will be sending will be used to update tables, and the Board will then review and modify the draft narrative as they feel appropriate. He said this will happen before the Plan goes to public hearings and additional modification, and finally consideration by Selectmen for placement on a Town Meeting Warrant for adoption.

Mr. King asked Mrs. Ford how would the Board handle the review, should we have a workshop?

Mrs. Ford said she would send draft sections of the Plan to the Board before meetings to allow review of these in advance, and then put those sections on the agenda every month to be reviewed unless there was a lengthy agenda.

There being no further business, the meeting adjourned at 6:41 P.M.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date