

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
June 9, 2014
Minutes

Planning Board members present were Clayton King, Donna Tracy, Lloyd Smith, Bill Marceau, Gloria McGraw, and Tom Eastler. Craig Jordan was unable to attend.

Alternate members present were Matt Smith and Jeffrey Wright.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; applicants, Stephen Bradstreet, P.E., Senior Project Manager of Ransom Consulting, Inc. and Matt Simpson of Hunt Real Estate, representing The Family Dollar Store; L. Herbert York along with Paul Hersey of the Franklin County Soil and Water Conservation and Brian Tyler was present to represent Tim Bowen's project.

Patrick and Chong Boivin, Jimmy Meader, Jan Roberts, Brent Smith, and Ann Bryant of the Sun Journal were also present.

1. Designate alternate members, if needed.

In Mr. Jordan's absence, Mr. King designated Matt Smith as a voting member for this meeting.

2. Review minutes of May 12, 2014

Mrs. Tracy made a motion to approve the minutes of May 12, 2014 as submitted.

Mr. M. Smith seconded the motion.

VOTE: 6 – Affirmative 2 – Abstentions 1 – Absent
Motion carried.

3. Family Dollar Store – New Store Construction (8,320 SF)
Site Review Application #14-SR-01
Soil Erosion Control/Storm Water Management Application #14-SS-01
Wilton Road (Located between Health Quest and Boivin's Harvest House
Map U34 – Lot 008-D

Stephen Bradstreet and Matt Simpson were present to represent these applications.

Mr. Bradstreet began by asking if the Board would like a full presentation similar to the one he did at the May 12, 2014 meeting.

Mr. King said that an overview of the project would be fine.

Mr. Bradstreet said the store would be approximately 8,300 SF, would be located on the southerly end of the Boivin's property [Boivin's Harvest House Restaurant] and adjacent to the chiropractor's office [Health Quest]. He added they would be using the existing highway entrance.

Mr. Bradstreet said originally there were going to be three dumpsters but that has been changed to two which will be located at the west end of the parking lot.

Mr. Bradstreet said at the last meeting, the plans showed that the store's parking lot would be connected to the restaurant's parking lot but that was incorrect. He said they would not be connecting to the Boivin's property. He said the building's main entrance is located at the front of the building with an emergency egress door and receiving door located at the southwest corner of the building.

Regarding parking, Mr. Bradstreet said that they have met the required number of spaces [34] and there would be ADA parking in the front of the building. He added that they have also met all of the setbacks and there would be an emergency exit door for the customers.

Mr. Bradstreet displayed an "Auto Turn" truck movement plan that showed the way delivery trucks can enter the site off the Wilton Road, and turn into the front parking lot and back down the south side of the building to the receiving area. He said there would be no loading dock, the merchandise would be unloaded from the trucks and dollied into the store. He said there would be a weekly WB67 truck and there would be no delivery during business hours, which will be 8 A.M. to 9 P.M.

Discussion followed regarding utilities and Mr. Bradstreet said the building will be served with public gravity sewer from the east side of the Wilton Road and public water from the west side of the road. He said the building will be heated with propane and the tanks will be located behind the building.

Regarding drainage, Mr. Bradstreet said the existing site has six feet of elevation drop from the northwest corner to the existing entrance at the southeast corner. He said the existing parcel area drains through the gravel parking lot and out onto the Wilton Road. He said this has caused significant erosion of the gravel entrance and has washed sediment into the Wilton Road shoulder and downstream to a receiving catch basin. He said there is an existing catch basin within the right of way at the southeast corner of the property that primarily collects drainage from a swale along the north edge of the abutting property's driveway. He said there is an outlet pipe that ties into the storm drain system with the Wilton Road. He said there is also a catch basin at the northeast corner of the property within the right of way which collects drainage off the existing restaurant parking lot but has not been maintained and was found to be covered with gravel.

Mr. Bradstreet said the proposed grading and drainage design will not change the general flow direction but will collect storm water from the site and direct it to a catch

basin system that is connected to the Wilton Road storm drain system. He said the grading design will greatly reduce the quantity of storm water that is rushing out the gravel entrance and on to the Wilton Road. He said the combination of the re-graded site and introduction of the paved parking will eliminate the sediment deposition onto Wilton Road and into the storm drain system. He added that the plans have been reviewed and approved by the Director of Public Works.

Regarding landscaping, Mr. Bradstreet said they took the restaurant sign visibility into consideration when designing their plans. He said the ordinance requires 19 trees in total. He said some of the River Birches on the Health Quest side would have to come down. He said they will be using low plantings in front (juniper and spiriea) and columnar species that don't bush out on the sides.

Mr. Davis commented on the fact that a portion of the chiropractor's driveway encroaches on this property, and Mr. Bradstreet said they are in the process of drafting an easement regarding this matter [to allow continued use].

When excavating, Dr. Eastler suggested the use of geotech fabric under the parking lot gravel base because of the clay soils and frost heaves in the area. He recommended that they check out the Walmart, Burger King, and Mt. Blue Shopping Center sites.

Mr. Bradstreet said they have a geotech engineer that goes out, drills borings, does an analysis, and makes recommendations based on soil types and vehicle loads. He said they plan on discarding all existing gravel and installing 21"-24" new gravel base with 4" pavement on top.

Regarding exterior lightning, Mr. L. Smith said that he sees three light poles on the northeast side, and expressed his concern about light trespass.

Mr. Bradstreet said those are the Boivin's light poles. He said the store will have lights on all four sides of the building for entrances and security, and added that the pole heights were discussed at the last meeting and he doesn't have the photometric plan with him tonight. He said there will be three wall packs, two on the front and one on the back, and all lighting fixtures will be cut-off type with zero foot-candles at the property line.

Mr. L. Smith said the restaurant surface water flows toward the road and into the catch basin from their parking lot which is paved in that area. He said it sheds evenly toward the road. He asked if they were going to do anything to that catch basin.

Mr. Bradstreet said they are not planning to do anything to the restaurant's catch basin. He said there is another existing one for the store to use and they will be adding another. He said their main concern was to correct the plume of sediment and gravel coming out the store site into the highway.

Mr. M. Smith asked what the traffic impact would be since there would be no connection of the store and restaurant sites.

Mr. Bradstreet said the peak trips (42) is still less than what the State requires a study for (100).

Mr. King asked for input from the audience.

Mr. Davis asked Mr. Bradstreet if they were aware that natural gas is coming in next year, and that he had maps where the lines would be run.

Mr. Bradstreet said he wasn't aware of that, but they could install a line when doing utilities. He said he would bring that information back to The Family Dollar Store management.

Mr. Simpson said they would probably stick with propane for now, but could convert to natural gas later.

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

Mrs. McGraw seconded the motion.

Mr. L. Smith asked if the sale of the property was pending Planning Board approval.

Mr. Simpson said, yes.

VOTE: 7 – Affirmative 1 – Absent 1 – Abstention [Mr. Wright did not vote]

Motion carried.

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

Mr. King seconded the motion.

VOTE: 7 – Affirmative 1 – Absent 1 – Abstention [Mr. Wright did not vote]

Motion carried.

4. William Marceau – Parking Lot Expansion
Site Review Application #14-SR-03
Soil Erosion Control/Storm Water Management Application #14-SS-02
Shoreland Zoning Application #14-SZ-01
276 Fairbanks Road
Map U21 – Lot 002

Mr. Marceau recused himself from the Board to represent these applications and left the Board table.

Mr. L. Smith said he wanted to inform the Board that he and his son, Matt, did harvesting for this project [in case anyone felt there was a conflict of interest]. No one on the Board [or audience] had any objections.

Mr. King designated Mr. Wright as a voting member for this agenda item.

Mr. Marceau began by stating that the existing parking lot behind the old hospital located at 276 Fairbanks Road will be expanded. He said he has been in the process of rehabbing the building, inside and out, since purchasing it, and had some trees cut out back to let in air and light, and to open the view of Mt. Blue and the Sandy River valley.

Regarding the expansion, Mr. Marceau said he will add about 4,000 CY in back of the building for more parking. He said he would like to straighten up the line at the top of the slope by filling, gravelling, and letting it settle for a year. He said at that time he'll evaluate the site and may build an open bay parking shed for senior residents next year. He added that he will follow the Best Management Practices with his fill project.

Dr. Eastler said it was appropriate to let the site settle and that he didn't see any problems with this project. He asked Mr. Marceau, if he builds a parking structure, how many cars would it hold.

Mr. Marceau said there are 35 units in the building, and there would be room to build 10 – 15 covered spaces for the elderly. He added it would be protection for vehicles in the winter. He said he might do a survey to see what the residents would want.

Mr. Wright asked if the parking is adequate for the 35 units.

Mr. Marceau said, yes, and ADA parking is in the rear of the building by the elevator access.

Mrs. McGraw asked what the total acreage was regarding lot coverage and the amount of impervious surface.

Mr. Marceau said the lot was four acres and said the building was approximately 220' x 60'.

Mr. Kaiser estimated the lot coverage to be about 30-40%.

Mr. Marceau said that he may be adding another 5-10% of lot coverage.

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

Mr. L. Smith seconded the motion.

VOTE: 7 – Affirmative 1 – Absent 1 – Abstention [Mr. Marceau, as applicant did not vote]

Motion carried.

Mr. King made a motion to accept the Soil Erosion/Storm Water Management application as submitted.

Dr. Eastler seconded the motion.

VOTE: 7 – Affirmative 1 – Absent 1 – Abstention [Mr. Marceau, as applicant did not vote]

Motion carried.

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

Mrs. Tracy seconded the motion.

Mrs. McGraw said Mr. Marceau is doing a very good job out there and things are looking great.

VOTE: 7 – Affirmative 1 – Absent 1 – Abstention [Mr. Marceau, as applicant did not vote]

Motion carried.

5. L. Herbert York – New Barn Construction
Site Review Application #14-SR-04
Soil Erosion Control/Storm Water Management Application #14-SS-03
560 Farmington Falls Road
Map R06 – Lot 006

Mr. Marceau returned to the Board table.

Mr. York and Mr. Hersey were present to represent the project.

Mr. York began by asking if everyone had received their paperwork and the members of the Board said, yes. Mr. York said Mr. Hersey is here to help with the soil erosion application.

Mr. York said basically it's a barn to improve conditions for young cows and dry cows, in order to keep the farm viable. He said his organic system requires that no pressure treated lumber can be used, and instead they're using hemlock from the farm property.

Mr. King asked how deep the sawdust will be that will be put in the bays.

Mr. York said approximately a foot deep to start, with new sawdust added every two or three days, which will be rototilled into a soft pack. He said the eating area will be cleaned out every day, there will also be sawdust in the rest areas where the cows lay, and the barn will be able to accommodate 60 cows. He said there would be two rows of 30 cows on each side, with heifers separated on one side.

Mr. King said this is an old method going back 50 years that is returning.

Mr. York said it will cost about \$10,000 a year to keep it properly bedded. He said the sawdust comes from Stratton and it costs \$1,500 for a trailer load.

Mr. King asked, if you didn't do this system what would be the cost.

Mr. York said he received a citation because he didn't bed the cows when they were outdoors in the snow.

Mrs. McGraw asked where the location of the barn was in relation to the house.

Mr. York said the house is in front, the existing dairy barn is behind the house, and the new barn would be further back.

Mr. York said regarding the bedding cost, he might recoup some of the \$10,000 expense by selling the used bedding after composting as a soil amendment.

Mrs. Tracy asked the Board if they wanted to schedule a site walk-over.

Dr. Eastler said perhaps Mr. Hersey could tell the Board about the soil erosion control and storm water management.

Mr. Hersey said this would be the third bedded-pack barn recently built in Franklin County. He added that the barn site is currently vegetated with grass, and when the project is staked out by the engineer there will be a half-moon silt fence and bark mulch used for erosion control. Mr. Hersey said they will need several thousand yards of fill, more than the 2,000 originally estimated, more like 3,000-3,500 yards because of the grade slope. He said the fill will come from Mr. York's land and then gravel will be imported to base the slab.

Mr. Wright asked how the bedding will be cleaned out.

Mr. York said they would use a skid steer or loader that could fit through the doors (12'). He said the bedding is rototilled, and the composting sawdust/manure mixture will heat up and help the cows stay warm.

Mr. York said he talked to people in Michigan and all over the country and this seems to be the best way to do this.

Mr. Davis asked if the barn was open sided.

Mr. York said, no, it is closed, but on the east and west sides they will have 4' canvas roll up curtains to provide ventilation, noting they won't be completely tight when down but they'll keep out the wind. He added that there will be a door in the back.

Discussion followed regarding whether or not to conduct a site walk-over, and Dr. Eastler said the plans look very good and he didn't think a walk-over was necessary.

Mr. Marceau and Mr. L. Smith said they were both happy with the plan.

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

Mr. King seconded the motion.

VOTE: 7 – Affirmative 1 – Absent 1 – Abstention [Mr. Wright did not vote]

Motion carried.

Dr. Eastler made a motion to accept the Soil Erosion/Stormwater Management application as submitted.

Mr. M. Smith seconded the motion.

VOTE: 7 – Affirmative 1 – Absent 1 – Abstention [Mr. Wright did not vote]

Motion carried.

6. Comprehensive Plan Discussion

Mr. Kaiser said that Cindy Gelinis [Planning Assistant] will be putting all the maps on a CD ROM to compliment the written portion of the Plan. He said that Peter Tracy was interested and took the agricultural and forestry sections, and added that he was involved with the Comprehensive Plan in the past.

Dr. Eastler said that he feels the Plan is looking good. He said that when we have 100% of the Plan we can review it at that time. He also said the Plan should be saved to a flash drive rather than a CD because some computers don't have a CD drive.

Mr. Kaiser said this was an excellent idea and that he would comply.

7. Other Business

T & J – Tim Bowen – Construction of Three Additional Storage Buildings Site Review Application #14-SR-06-M Soil Erosion Control/Storm Water Management Application #14-SS-04-M

Mr. King began the discussion by stating that these applications were brought in 24 hours after the application cutoff date and that Mrs. Ford called him for his advice. He said at that time he thought it would be the business friendly thing to do, to accept the applications for review. He said he then had second thoughts afterwards and he said though we like to be pro-business, we do have rules to follow.

Dr. Eastler said if the abutters were notified and Mrs. Ford said, yes.

Mr. King said there was an issue at the last Board of Selectmen's meeting regarding matters brought up under "Other Business" and discussions took place when the public had not been informed.

Mrs. McGraw said she doesn't see any maps along with the applications. She said the last time when Mr. Bowen presented the applications for the first storage building he changed the size at the meeting, but she added that the site does look good.

Mr. Kaiser pointed to the current site plan, which he said was enclosed in the application, said that we haven't heard anything negative from any of the abutters [and no abutters were present at this meeting], and he said the buildings meet all the required setbacks.

Dr. Eastler made a motion to put the Site Review application on the table.

Mrs. McGraw seconded the motion.

Mr. L. Smith said that he is afraid that the Board is setting a precedent.

Mr. Kaiser said that in the past, whenever the due date fell on a holiday, as it did this time, applications have been accepted the next day.

Dr. Eastler said he could only see a problem if abutters were here opposing the project.

Brian Tyler was present to represent this project and said that Mr. Bowen couldn't make it as he was in Vermont. He said that the first building is completely full, and when the three others are added, it will may create a full-time job to manage the site.

Dr. Eastler said judging by what is already there it will be nicely done and it will also add to the tax base. He said time is money and we will be making him wait for four weeks.

Mrs. McGraw said it was a holiday weekend.

Mr. M. Smith asked if this happened before.

Dr. Eastler said that we make decisions on a case-by-case basis and that he doesn't see any significant violation.

Mrs. Tracy said that the Board should stick by the rules.

Mrs. Ford said that in the future if the cut-off date falls on a holiday, she will automatically use the following day as the cut-off.

VOTE: 3 – Affirmative 4 – Opposed 1 – Abstained 1 – Absent
Motion failed.

Mrs. McGraw said that we need to state that the Board only voted it down because of missing the deadline.

Mr. Davis said that the abutters should be notified that the applications were not approved due to missing the deadline.

Mrs. Ford said she will re-notify them via regular mail.

There being no further business, the meeting adjourned at 7:15 P.M.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date