

**FARMINGTON PLANNING BOARD**

**153 Farmington Falls Road  
October 21, 2019 – 6:00 P.M.  
Minutes**

Planning Board members present: Lloyd Smith, Donna Tracy, Craig Jordan, Gloria McGraw, Jeff Wright.

Alternate members present: Judith Murphy and David Robbins.

Members unable to attend: Chairman Clayton King and Mike Otley.

Others present: Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants Chad Crandall with property owners Jacob and Levi Daku; Luke Sirois with partners Randy and Joey Cousineau; Chris Heath; Buzz Davis; Zachary Dulac and Lori Cushman.

In the absence of Mr. King, Mr. Smith was designated as acting Chairman.

Mr. Smith opened the meeting at 6:00 P.M.

**1. Designate alternate members, if needed**

Mr. Smith designated Ms. Murphy and Mr. Robbins as voting members.

**2. Review minutes of September 9, 2019**

Ms. Murphy made a motion to approve the minutes of September 9, 2019 as written. Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative

**3. 19-MJ-08**

**Chad Crandall  
Webster Road  
R04-020  
Adult Use Cultivation Facility**

Mr. Smith introduced the application and asked who was present to represent the application.

Mr. Crandall introduced himself as the applicant and stated he was accompanied by the property owners Jacob and Levi Daku.

Ms. Foster read a letter from abutter Bill Proctor stating his concerns about the application.

Mrs. Tracy made a motion to place the application on the table. Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative

Mr. J. Daku stated the proposed building was going to be built in the furthest back corner of the property.

Mr. Crandall said he might be interested in buying the 10½ acres of land owned by abutter Bill Proctor depending on the price.

The Board discussed the application and had no significant concerns and all questions were answered to their satisfaction. They were pleased with the location being further out of town.

Mr. Jordan made a motion to accept the application as submitted.  
Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative

- 4. 19-MJ-09  
Lakemont LLC  
118 Knowlton Corner Road  
U37-1-A  
Adult Use Store**

Mr. Smith introduced the application and asked who was present to represent the application.

Mr. Sirois stated he was present to represent the application, accompanied by his partners Randy and Joey Cousineau. He said he feels it is a good location for a store and there will be no issues with odor.

Ms. Murphy made a motion to place the application on the table.  
Mrs. Tracy seconded the application.

Ms. Foster read a letter from abutting property owner Robert Harper who opposed the application.

The Board discussed the application with no significant concerns and all questions were answered to their satisfaction.

Mrs. Tracy made a motion to accept the application as submitted.  
Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative

- 5. 19-SR-10 ATF  
Chris Heath  
114 Bridge Street  
U31-002  
2-unit duplex rebuild into a 7-unit building**

Mr. Smith introduced the application and asked who was present to represent the application.

Mr. Heath stated he was the applicant and going to represent the application. He added that he built a building on an existing foundation and there was an inspection done that showed there were a lot of things that needed to be fixed such as life-safety requirements and plumbing.

Mr. Jordan made a motion to place the application on the table.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

The Board discussed the application and wanted to verify that everything was going to be completed to meet life-safety requirements and plumbing codes.

Mr. Kaiser stated that Mr. Heath will not be able to rent to anyone until he receives a Certificate of Occupancy (CO) and he won't receive a CO until all requirements are met.

Mr. Smith mentioned making sure a backflow preventer for the sewer system is put in as mentioned in the Letter of Review from the Sewer Department.

Mr. Richard Davis stated that the backflow preventer is required, and Mr. Kaiser added its part of the plumbing code that the Licensed Plumbing Inspector (LPI) is inspecting.

Mrs. McGraw made a motion to approve the application assuming all codes and requirements are met.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

**6. 19-SS-06**  
**Rick Collins**  
**593 Wilton Road**  
**U37-019-B**  
**Parking lot expansion**

Mr. Smith introduced the application and asked who was present to represent the application.

Ms. Foster stated that applicant Rick Collins was not present for the meeting.

Mrs. Tracy made a motion to table the application until the next meeting on November 18<sup>th</sup>.  
Mr. Wright seconded the motion.

VOTE: 7 – Affirmative

**7. 19-SR-11 & 19-SS-07**

**Work First Inc.  
309 Wilton Road  
U33-017**

**Construction of a 148'x30' building for vehicle garage and storage**

Mr. Smith introduced the application and asked who was present to represent the application.

Mr. Buzz Davis stated he was present to represent the application as Board Chairman for Work First.

Mrs. Tracy made a motion to place the application on the table.  
Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative

Mr. Buzz Davis had given the Board new building plans to review and stated that Work First has decided to have two 75'x30' buildings instead of the one 148'x30' building with 12 feet of space in-between the buildings. He added that they are not planning on heating the buildings right away but possibly one of them in the future.

The Board discussed the application with no significant concerns and all questions were answered to their satisfaction.

Mrs. McGraw made a motion to approve both applications as presented.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

**8. 19-SR-12**

**Deborah Tracy  
142 Court Street  
U16-086**

**Single family home conversion into a 4-unit building**

Ms. Tracy withdrew her application prior to the meeting.

**9. 19-SR-13**

**Zachary Dulac / Full Bloom  
502 Wilton Road  
U36-002**

**Construction of a 24'x32' addition**

Mr. Smith introduced the application and asked who was present to represent the application.

Mr. Dulac stated he was representing the application to add a 24'x32' addition onto his existing building.

Ms. Murphy made a motion to place the application on the table.  
Mrs. Tracy seconded the motion.

Mr. Dulac stated he is doing the addition because he ran out of room for storage, and the addition will be on a slab and attached to the existing building. He added that it will meet all setbacks.

Mr. Smith asked if the parking area is going to be expanded.

Mr. Dulac responded by stating he had previously received approval from the Board a couple of years ago for a parking lot expansion. He added there will still be a lot of room for parking and trucks to turn around.

Mrs. McGraw made a motion to accept the application as presented.  
Mr. Wright seconded the motion.

VOTE: 7 – Affirmative

## **10. Other Business**

### NextEra:

Mr. Kaiser gave the Board a letter he wrote to Liz Peyton of Farmington Solar in response to the company asking for an extension on their 11-10-18 approval. Mr. Kaiser granted a one year extension under the Site Review Ordinance.

Mr. Jordan made a motion to endorse Mr. Kaiser's one year extension of approval.  
Mrs. Tracy seconded the motion.

VOTE: 7 - Affirmative

Mrs. McGraw asked why NextEra needed an extension and Mr. Kaiser replied by stating they are having trouble finding the specialty contractors they need in order to do the project.

Mrs. McGraw asked if the Code Office has received any information about the taxes the Town is supposed to get from the project.

Mr. Richard Davis responded to Mrs. McGraw's question stating that the company has met with the Town's Assessor and will appear again before the amount of valuations are set. He added that this is a new situation for the Town and the Town of Sanford is the only other town in Maine to have a big solar project so they are going through the same thing.

### Marijuana business application list:

An updated list of marijuana business applicants was handed out to the Board.

Mrs. McGraw and Ms. Murphy asked how people can find out about available slots or other information regarding the topic.

Mr. Kaiser replied stating the Marijuana Ordinance is online and anyone can call the Code Office to speak to him about availability.

Fire Rescue Department training facility:

The Fire Rescue Department gave the Code Office the new plans for the training facility being built on the Seamon Road that was approved under Site Review in 2014.

The new plans, minutes from the 2014 approval meeting, and the old plans were handed out at the meeting.

Mr. Smith stated he doesn't feel as though they should have to come back to the Board for a new Site Review application.

Mr. Jordan stated the structure is going to be smaller than the original.

Mr. Kaiser agreed with Mr. Smith and Mr. Jordan stating the original structure dimensions were 30'x60' and the new dimensions are 22'x48'. He added that they could have them resubmit but doesn't think they need to either because all they did was slide the building towards the Seamon Road a little bit and shrink the dimensions.

Mr. Kaiser said they have been slowly progressing the project and it has taken longer than anticipated due to the wait for funding which they now have.

Mrs. McGraw made a motion to accept the plan changes and site location.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

Mr. Wright asked what the status was of the LEAP building.

Mr. Richard Davis gave an update and stated the company is going to begin clean up and demolition by the end of the week.

Mrs. Tracy made a motion to adjourn the meeting.  
Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative

The meeting adjourned at 7:15 P.M.

Minutes respectfully submitted by Kate Foster.

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Planning Board

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Date