

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
December 9, 2019 – 6:00 P.M.
Minutes

Planning Board members present: Chairman Clayton King, Lloyd Smith, Donna Tracy, Craig Jordan, Jeff Wright, and Mike Otley.

Alternate members present: Judith Murphy.

Members unable to attend: Gloria McGraw and Dave Robbins.

Others present: Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants Zac Dulac, Mike McInnis; representing the Fairbanks Church, Ed Jesteadt; representing the Central Maine Power (CMP) application, Lauren Leclerc, Liz Peyton, and Jon Gravel, Heath Barefoot, James Cote, Tom Daniels, and Nicole Gagne; representing the Atlantic Salmon Federation (ASF) was Maranda Nemeth; abutters; Kelly Kading, John Moore, and Jennifer Bjorn.

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

1. Designate alternate members, if needed

Mr. King designated Ms. Murphy as a voting member.

2. Review minutes of November 18, 2019

Mrs. Tracy made a motion to approve the minutes of November 18, 2019 as written.
Mr. Otley seconded the motion.

VOTE: 7 – Affirmative

3. 19-SR-13

**Zac Dulac
502 Wilton Road
U36-002
Modification to approved application**

Mr. King introduced the application.

Mr. Dulac was present to represent the modification to his application.

Mr. Dulac sent a letter to the Board stating "I Zachary Dulac would like to amend our prior proposal on our 24' x 32' addition. We will be keeping the foot print the same but would like to add a 2nd floor."

Mr. Smith made a motion to accept the changes as submitted.

Mrs. Tracy seconded the motion.

The Board didn't have any questions or concerns.

VOTE: 7 – Affirmative

4. 19-SR-16

Fairbanks Union Church

583 Fairbanks Road

U27-006

Addition of ADA covered handicap ramp

Mr. King introduced the application.

Ed Jesteadt was present to represent the application. He said there are two phases of the project, the first being to change the roof line slightly to construct the 30 foot covered ramp, and the 2nd phase would be to re-shingle the roof.

Ms. Murphy made a motion to accept the application as presented.

Mr. Wright seconded the motion.

Mr. Smith verified that in their next project the applicant plans to add onto the meeting room.

Mr. Wright asked if there would be any parking spaces lost due to the new ramp.

Mr. Jesteadt stated only one parking space possibly and added the church has been expanding their parking over the past couple of years.

VOTE: 7 – Affirmative

5. 19-MJ-10

Mike McInnis/GreenGrow LLC

104 Fairbanks Road

U19-016-A

Conversion from medical to adult use

Mr. King introduced the application.

Mr. McInnis was present to represent the conversion application.

Mr. Kaiser explained to the Board and members of the public the exemptions, regulations and part of the ordinance that apply to the application.

Ms. Murphy made a motion to accept the proposal as presented.

Mr. Smith seconded the motion.

Ms. Murphy verified that GreenGrow LLC is still keeping the odor contained.

Mr. Wright asked if Mr. McInnis could see there being any changes with the odor.

Mr. McInnis stated no and added that nothing is changing except the business is going from medical to adult use.

Mr. Jordan asked if the business was going to be expanding their cultivation or hours of operation.

[The application states the hours of operations and there were no changes from the original medical marijuana application to the adult use application].

Mr. McInnis said the hours will be 9:00 am – 7:00 pm.

Mr. Jordan suggested a condition be made that it has to close at 7:00 pm.

Mr. McInnis said he doesn't want to be pinned down on hours.

Ms. Murphy asked if there would actually be as many as 50 vehicles per day.

Mr. McInnis said that includes employees.

Mr. Smith asked that it be noted in the minutes that on the last page of the application, in a letter, it states \$100 crossed out with \$250 above it for an application fee. The application fee was \$250 originally and \$100 for the conversion fee.

Mr. King asked if there was going to be more lighting and signs put up on the property.

Mr. McInnis said he has thought about putting a sign closer to the road where the property is on a corner and talked to Maine Department of Transportation (MDOT) about this.

Kelly Kading an abutter to the business [across the street] asked if the setbacks were met when the ordinal application came in or the previous business was in that building.

Mr. Kaiser replied by saying the previous medical marijuana business in the building pre-existed Town zoning changes, and subsequently GreenGrow LLC was in business at the location prior to December 31, 2017, which means that it is exempt from the Table of Uses in the Zoning Ordinance and the setbacks in the Marijuana Ordinance per §11-14.10.A.10 which he read aloud.

Mr. Kading suggested reduced hours.

Mr. King said this isn't Site Review, we're only determining completeness sufficient to forward to the Board of Selectmen.

Ms. Murphy asked everyone to speak up more and come to the front of the room when speaking.

VOTE: 7 – Affirmative

6. 19-SR-17 & 19-SS-09
Central Maine Power
372 Farmington Falls Road
U04-001 & U05-005
Construction of switchyard

Mr. King introduced the application.

Liz Peyton, Lauren LeClerc, Jon Gravel, Heath Barefoot, James Cote, Tom Daniels, and Nicole Gagne were present to represent the application.

Ms. Murphy made a motion to accept the Site Review proposal as submitted.
Mr. Smith seconded the motion.

Ms. Peyton gave an overview of the project and stated that the Sturtevant substation wasn't big enough to support the solar project and needs to be rebuilt, therefore Farmington Solar is going to build the new switchyard, and once completed CMP will take over ownership with Farmington Solar having the option to purchase. [The assigned address is 362 Farmington Falls Road].

Ms. Gagne stated the main purpose is to add more power to the grid for consumers, making it more reliable and allowing for future growth. She added the footprint of the structure including fencing will be 406' x 212', and the facility will be able to be remotely monitored.

Ms. Peyton went over some details and layout of the project stating it is going to be a completely different project than the solar project so it will have a different tax bill and the driveway will be closer to Rt. 2 upon CMP's request. She then pointed out the route of power from the project to the substation and switchyard.

Mr. King asked about the construction sequence.

Mr. Daniels stated they have received their permits from the Department of Environmental protection (DEP), they will be removing the existing structures prior to any new construction, roughly 6,000 SF of trees will be removed, an access road built, and during construction the traffic will be minimal.

Mr. King asked how long the demolition would take.

Mr. Daniels said it would probably take one to two months for the demolition work.

Ms. Murphy asked if the contractor has been chosen for this work.

Ms. Peyton replied saying they are getting close to picking a contractor, and the one chosen for the solar project will do this project as well. She said NextEra is very particular on who they select, as they want to make sure they're very knowledgeable of what's needed for the switchyard and solar project.

Mr. Otley talked about the CleanConnect project and size of the proposed switchyard, asking if they were connected.

Ms. Peyton replied with no, the CleanConnect project doesn't have use for the switchyard so the switchyard will just be for the solar project with no association. She added that there will be extra room on the switchyard property for expansion if CMP decides they want to add an additional source for distribution.

Mr. Otley asked if they meant the solar and switchyard projects would help distribute electrical supply to Farmington.

Ms. Gagne said any additional energy helps connect to the grid and power always goes where it's most needed.

Mr. Otley said he hated to see the old farmhouse torn down for this project.

Mr. Wright said he appreciated the thoroughness and detail in the application.

Mr. Jordan reiterated Mr. Davis' comment about having a dense vegetative screen and asked about having the screen above five meters in two to three years instead of five.

Ms. Peyton said they could, but there would be a higher mortality rate by using larger caliper trees.

Mrs. Tracy asked if there was going to be a vegetative buffer between the Davis Road and the switchyard site.

Ms. LeClerc said yes, and pointed out the perimeter vegetative buffers.

Mr. Smith asked if the fields around the substation and switchyard would still be accessible for haying.

Ms. Peyton said this traditional access won't be affected by the project.

Mr. King asked about the perimeter fencing.

Ms. Gagne said it was basically straight line with an accommodation for the rise of the underground lines.

Mr. King asked if there was fire suppression at the switchyard.

Ms. Peyton said there wasn't anything that would catch fire in the switchyard.

Mr. Daniels added that there is an existing nearby fire hydrant and access to the site for emergency vehicles.

Ms. Gagne also added they will be able to remotely disconnect sections if needed.

Mr. Otley asked again about speeding up the vegetative screen growth from five to three years.

Ms. Peyton stated five years is better to give the trees time to get initially acclimated.

Mr. King asked about third party inspection.

Ms. Peyton said they will have third party inspectors monitoring the entire project, adding they are required to have two for the solar project.

VOTE: 7 – Affirmative

Mr. Wright made a motion to accept the Soil Erosion and Storm Water application as proposed.

Mr. King seconded the motion.

VOTE: 7 – Affirmative

7. 19-SE-02

Atlantic Salmon Federation

Clover Mill Road

Culvert replacement

Mr. King introduced the application.

Maranda Nemeth of the Atlantic Salmon Federation was present to represent the application and Mr. Richard Davis was present to represent the Town as the property owner.

Ms. Nemeth gave an overview of the 3-sided 15' span concrete box culvert project, stating: it is fully funded - in part by water bond proceeds; they're planning on putting the project out to bid in January; and the construction will be done between July and September. She added that the design is based on the 100-year flood and will include raising the roadbed and adding guardrails.

Mr. Jordan made a motion to approve the application as presented.

Ms. Murphy seconded the motion.

Ms. Murphy asked about water control during the project.

Ms. Nemeth stated they are going to be controlling it to Army Corps. standards and using a contractor experienced in such work.

Mr. Otley asked if the goal of the project was so salmon could pass.

Ms. Nemeth said the goal is to improve passageways for fish and other life forms, and they'll be responsible for removing the Walton Mill Dam as well.

Mr. Davis said the Town is working with the MDOT on raising the existing dropped road grade at the crossing so it matches the rest of the road.

Mr. Jordan asked about the final height of the road elevation.

Ms. Nemeth said about one foot higher than it is now at the crossing.

Mr. Smith asked when they believe construction will start.

Ms. Nemeth said they're allowed in the water July 15th and have to be out by September 30th.

Mr. Smith asked if they're going to be closing the road can they put up signs in advance.

Ms. Nemeth said they are coordinating that with the Town and they don't expect to have to completely close the road, but if they do, it should only be for a week or two and they'll make sure signs are up with plenty of notice.

Mr. Davis added there is going to be footings poured for the culvert so the road will have to be closed for a short time. He added that the ASF has been great to work with and being able to find funding.

VOTE: 7 – Affirmative

8. 19-SE-03

**Atlantic Salmon Federation
Clover Mill Road
Cummings Hill culvert replacement**

Mr. King made a motion to accept the application as presented.

Ms. Murphy seconded the motion.

Ms. Nemeth introduced the application stating the Cummings Hill culvert is going to be bigger than the Clover Mill culvert, being a 4-sided embedded concrete box with a 24' span.

All general questions were asked with the Clover Mill culvert application.

VOTE: 7 – Affirmative

9. Other business

Mr. Kaiser spoke about working with AvestaHousing and MaineHousing on a new elderly housing project in Farmington.

Mr. Otley asked where.

Mr. Kaiser replied with, at the Willow Springs site where Brookside Village is.

Mr. King asked if Tumbledown Brewing was still moving into the previous Labonville building.

Mr. Kaiser said apparently yes, as he recently received a copy of the building permit from the Fire Marshal's Office.

Mr. Kaiser told the Board that Rick Collins spoke with him about tearing down the Colonial Valley motel and building a new 95 room motel with a conference center and restaurant which would be an 8 million dollar project.

Mr. King talked to the Board about the class he went to through Maine Municipal Association.

Mrs. Tracy made a motion to adjourn the meeting.

Mr. Otley seconded the motion.

VOTE: 7 – Affirmative

The meeting adjourned at 7:15 pm.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date