

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
April 8, 2019 – 6:00 P.M.
Minutes

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

Alternate members present: Judith Murphy.

Members unable to attend: Gloria McGraw, Donna Tracy, and Dave Robbins.

Others present: Richard Davis, Town Manager; Matthew Smith, Board of Selectman; Steve Kaiser, Code Enforcement Officer; Kate Foster, Code Assistant; Joseph Pinkham, applicant and property owner; Greg and David Nemi, applicants and owners of Nemi Publishing; James (Jim) Coffin P.E., E.S. Coffin Engineering & Surveying, Inc.

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

1. Designate alternate members, if needed

Mr. King designated Ms. Murphy as a voting member for this meeting in the absence of regular members.

2. Review minutes of March 11, 2019

Mr. Jordan made a motion to approve the minutes of March 11, 2019 as written.
Mr. Smith seconded the motion.

VOTE: 6 – Affirmative

3. 19-NC-01

Joseph Pinkham
142 Prescott Street
U14-020
Addition of 128 S.F.

Mr. King introduced the application and asked who was presenting.

Mr. Pinkham introduced himself as the property owner and applicant. He stated that he would like to add to his porch for storing firewood and only the porch addition would be non-conforming.

Mr. Jordan made a motion to accept the application as submitted.
Ms. Murphy seconded the motion.

Mr. King asked the members for their thoughts.

Mr. Otley and Mr. Wright said they didn't have any questions or concerns.

Mr. Jordan said this is very minimal non-conforming.

Mr. Smith didn't have any questions or concerns.

Mr. Kaiser said he was glad Joe and his family are finally able to repair their home and that we can help them in this small way.

Mr. King called for a vote on the application.

VOTE: 6 - Affirmative

4. 19-SR-03 & 19-SS-01

Franklin Printing

553 Wilton Road

R04-1-Z & U36-7, 8, 9, 10A

60'x120' addition with 20'x20' connector

Mr. King introduced the application and asked who was going to be present it.

Mr. Coffin introduced himself as the representative and stated that Greg and David Nemi of Nemi Publishing were also present. He pointed out the locations of existing and proposed buildings, noting the whole project was in the General Purpose zoning district.

Mr. Coffin said they used aerial photography to analyze the existing parking spaces and came up with 61, noting that the highest employee shift number after the project will be 36. He said the basic Town parking requirement for this project is 81 spaces, but since Franklin Printing had already been approved under Site Review the Planning Board can approve the application with the existing spaces.

Mr. Coffin said the company is going to bring in a new overhead power line from the Red School House Road and use existing stubs to run a new sewer line behind the old J.J. Nissen building. He noted a new set of stairs being added off the back for egress and a new fire suppression system and line coming from the water mains in the Wilton Road.

Mr. Coffin said since there are only 25½ peak hour trips they do not have to do a traffic impact study. He said it's possible, but not likely, they'll have to do blasting for the foundation, detention pond, and other site work.

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

Mr. Otley seconded the motion.

Mr. Wright asked if there was going to be any additional lighting added.

Mr. Coffin replied stating that they are proposing to add three shielded dark-sky light fixtures that will be aimed downwards and not towards the road.

Mr. Jordan asked how many parking spaces there are currently.

Mr. Coffin said there are 61 and possibly 70 since some are unpaved/unstriped.

Greg Nemi added that they have plenty of room to gravel, pave, and stripe more spaces if needed.

Mr. Jordan asked if they will lose any parking spaces with the new building.

Mr. Coffin stated there wouldn't be any loss.

Mr. Jordan stated his understanding is that they have a gravel area where they could add extra spaces. He then asked about protection for the transformer pad.

Mr. Coffin stated the transformer location is protected with bollards.

Mr. Otley stated he was in favor of approving the project and thought the application was very well done and thorough.

Ms. Murphy stated she had the same parking concerns as Mr. Jordan as well as wondering about the curb cut and if there will still be adequate access to the site.

Mr. Coffin replied that there is plenty of room for tractor trailer truck access to the site, and the project does not interfere with this and there's sufficient room for movement within the site.

Mr. Smith said he did have the same concerns about parking spaces and he went to the Code Office and spoke with Mr. Kaiser about his Letter of Review regarding Franklin Printing's prior site review and that the Board could accept the existing spaces as sufficient. He added that at the present it isn't necessary for Franklin Printing to spend money on more parking, but if they end up needing more parking they'll have to return to the Board with an updated parking plan.

Mr. King asked if the applicant is required to provide additional spaces how many could they do.

Mr. Coffin stated they could do another 20 spaces if needed or required.

Mr. Jordan suggested an approval condition that the current parking spaces are acceptable but if more spaces are needed in the future the applicant will return to the Board.

Ms. Murphy stated that if they have 70+ parking spaces already it seems more than enough if the biggest shift has 36 workers.

Mr. Jordan stated that if it was a call center it might be different, but it's not.

Ms. Murphy asked who would be making sure everything will be completed up to State and Town requirements.

Mr. Kaiser stated there will be Third Party Inspection (TPI) under MUBEC, and that he'll check to make sure that project components are done per plans approved by the Board.

Mr. King called for a vote to approve the applications as submitted with the condition that if more parking spaces are needed in the future the applicant will come back for approval of same.

VOTE: 6 – Affirmative

5. Other Business

Mr. Otley asked about the E.L. Vining billboard sign on Wilton Road and if it was legal. He asked if it should be flashing and distracting drivers.

Mr. Kaiser said that it is acceptable as a temporary sign which is only up several weeks each year. He added that Mr. Otley was correct that it cannot flash and he'll have the Vining's adjust this.

Code Office updates by Mr. Kaiser:

Mr. Kaiser stated Bill Hamilton sent in a draft application for the homeless shelter to be checked to make sure they have everything complete before it's finalized. He said he told them they needed to designate their agent and include a detailed management plan, and they'll be on the May 13th agenda if they have a complete application by the end of April.

Mr. King asked the Board if they all agree to have just the homeless shelter on the next agenda if they make the deadline, and all Board members agreed as well as the Code Office.

Mr. Kaiser discussed the new and amended ordinances that the Board received and also discussed the application process for medical and adult use marijuana businesses.

Mr. Kaiser stated that the NextEra solar project is still a go as related by Liz Peyton in a recent visit to the Code Office, and they're going to mobilize this fall with their laydown yard and start panel construction in 2020.

Mr. Jordan made a motion to adjourn the meeting.
Mr. King seconded the motion.

VOTE: 6 - Affirmative

The meeting adjourned at 6:35 P.M.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date