

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
December 11, 2023 – 6:00 p.m.
Minutes

Planning Board members present: Judith Murphy, Mike Otley, Clayton King, Craig Jordan, and Jeff Wright.

Alternate members present: Michael Guerrette.

Member unable to attend: Lloyd Smith and Gloria McGraw.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; Jayson Haskell of DM Roma Consulting Engineers representing May Meadow Woods subdivision; applicant Brian Bates accompanied by Andy Dube of Diversified Drafting; David Keith, Board of Directors of Franklin Somerset Credit Union.

Ms. Murphy opened the meeting at 6:00 p.m.

1. Pledge of Allegiance

2. Designate alternate members, if needed

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

3. Review minutes of November 13, 2023

Mr. King made a motion to approve the minutes of November 13, 2023 as written.
Mr. Wright seconded the motion.

VOTE: 6 – Affirmative
Motion carried.

4. 22-SD-04, 22-SR-11, 22-SS-09
King Pines LLC
Autumn Drive (off Maple Avenue) / R08-008
Modification to previously approved subdivision

Ms. Murphy introduced the applications and verified who was present to represent the applications.

Mr. Wright made a motion to accept the plans as complete for review.
Mr. King seconded the motion.

VOTE: 6 – Affirmative
Motion carried.

Mr. Haskell of DM Roma Consulting Engineers introduced himself stating he was present on behalf of Will Boyle to represent the modifications to the subdivision plans. He said the subdivision was originally approved for 24-lots, 22 on Autumn Drive (subdivision road name off Maple Avenue) and two lots on Galilee Road.

Mr. Haskell said Autumn Drive is a roughly 1500' long road that would be fully serviced by Town sewer and water with two sewer pump stations, but since the original approval, Mr. Boyle has been trying to find a contractor but the prices have gone up drastically. He said It has been decided to only do the new road construction about 245 feet to the first corner of Autumn Drive and the three lots closest to Maple Avenue would now become two lots with septic systems.

Mr. Haskell said with increased lot size due to there would be a total of 23 lots instead of 24, they have done soil tests for septic, and the proposed location of the hydrants has not changed. He added that they are looking at doing the project in two phases.

Mr. Wright said the plans looked good and did not have any questions or comments.

Mr. King said the plans look good, the changes are well documented, and he did not have any further questions or comments at this time.

Mr. Jordan verified with Mr. Haskell that the only entrance/exit was going to be off Maple Avenue.

Mr. Jordan asked about the homeowner's agreement (HOA) and road maintenance.

Mr. Haskell replied that the plan is that the HOA will take care of the road until it's taken over by the Town.

Mr. Otley asked how many lots need to be sold to get to phase two or what it will take to start phase two.

Mr. Haskell replied that it is very hard to give an accurate amount or date due to the market. He said it will depend on what the lots and houses sell for at that time but hopefully phase one will start in the spring and phase two can be started within six months of completing phase one - maybe 2025.

Ms. Murphy asked how good the market needs to be to start phase two.

Mr. Haskell replied it depends on the demand and how many potential buyers. He added the plan is to build two nice spec houses and see what happens.

Mr. King confirmed with Mr. Haskell that the plan was to only build a certain amount of road and number of houses before continuing into phase two.

Mr. Haskell replied they plan on getting the entire road done in phase two - as well as the storm water treatment ponds.

Mr. Guerrette asked what the preference has been with towns as far as turn-arounds versus cul-de-sacs.

Mr. Haskell replied that every Town and Fire Department has their preference with design, and the wetland area is not going to be easy to get through for the contractor. He added that "T" and "L" turn arounds lend themselves well to future road extensions to additional lots.

There being no further questions or discussion, Ms. Murphy called for a motion.

Mr. Otley made a motion to approve the amendments and phasing.
Mr. Guerrette seconded the motion.

VOTE: 6 – Affirmative
Motion carried.

5. 23-SR-17
Brian Bates
495 Wilton Road / U36-15
Construct 40' x 140' building on existing foundation

Ms. Murphy introduced the application and verified the applicant was present.

Mr. King made a motion to accept the Site Review application as complete for review.
Mr. Wright seconded the motion.

VOTE: 6 – Affirmative
Motion carried.

Brian Bates introduced himself as the applicant. He stated he owns The Outpost Inc at 495 Wilton Road, a BBQ food truck and he is before the Planning Board to build a 40' x 140' building to have an indoor space for his restaurant to serve breakfast, lunch, and dinner, with a bigger kitchen and possibly an outdoor screened in dining area for summers. He added that CMP has already put in a new pole for more power.

Ms. Murphy asked how many seats he was planning on having.

Mr. Bates replied 44-45 people.

Mr. Jordan read the comments from the Fire Department Letter of Review regarding a Knox box and Fire Marshall's Office (FMO) permit.

Mr. Bates stated he spoke with Fire Chief T. D. Hardy and reviewed the requirements with him.

Mr. Otley stated he is just seeing the floor plans tonight.

Ms. Foster stated she put a set out in case anyone was curious and wanted to look at them as it is not a Planning Board requirement but is for the Fire Department.

Mr. King asked Mr. Kaiser if this triggered a traffic study.

Mr. Kaiser replied no, as it would have to exceed 100 peak trips per hour to trigger a Traffic Impact Study.

Mr. Wright verified with Mr. Bates that the entrance/exit would stay the same. He also stated the applicant has plenty of parking.

Ms. Murphy verified with the applicant he was aware he would have to have the kitchen inspected by the Department of Health and Human Services (DHHS).

Mr. Bates added he is having someone out of Winthrop construct the kitchen.

Mr. Jordan said there are two driveways and asked if there was also a connector through to Irving's.

Mr. Bates replied no, only the main entrance and the one connecting the credit union.

David Keith, a member of the Board of Directors for the Franklin Somerset Federal Credit Union, said he was asked to be present as he lives locally and that they were just made aware of this project when they received the abutter notification. He asked Mr. Bates if he had spoken with the credit union.

Mr. Bates replied he has spoken with the office staff and the manager.

There being no further questions or discussion, Ms. Murphy called for a motion.

Mr. Wright made a motion to approve the Site Review application as presented.
Mr. King seconded the motion.

VOTE: 6 – Affirmative
Motion carried.

6. Other Business

None.

There being no further business or discussion, Ms. Murphy called for a motion to adjourn.

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

VOTE: 6 – Affirmative
Motion carried.

The meeting was adjourned at 6:30 p.m.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date