

Town of Farmington
Zoning Board
Wednesday, March 24, 2021 – 6:00 p.m.
MINUTES

Board members present were Kelly Kading, John Moore, Jane Woodman, and Alternate Member Kyle Terrio. Paul Mills and David Ballard were unable to attend. Town Manager Richard Davis and Planning Assistant Cindy Gelinas were present. Father Paul Dumais, Pastor at St. Joseph's Church and Stephanie Crowe were also present.

Mr. Davis brought the meeting to order at 6:10 p.m.

1. Designate alternate members, if necessary

Mr. Davis designated Kyle Terrio as a voting member.

2. Approve Minutes of February 18, 2021

Mr. Moore made a motion to approve the minutes as written.

Ms. Woodman seconded the motion.

Motion carried.

3. Accept the Resignation of Adrian Harris and Appoint a New Vice Chairman

Mr. Davis said the Selectmen accepted Mr. Harris's resignation at their April 23rd meeting, and the Zoning Board members concurred. He stated we need to appoint a new Vice Chairman.

The Board appointed Kelly Kading as Vice Chairman/Secretary.

4. Workshop on Homeless Shelter

- A. Name of the new use category in the Table of Uses

The Board agreed the new name should be Homeless Shelter. The Board agreed the Homeless Shelter should be listed under the Educational, Institutional, Public in the Table of Uses with its own definition.

- B. Definition

Mr. Moore distributed a copy of the Brunswick Maine Homeless Shelter Ordinance as an example. He said we should get as many viewpoints as possible and not rush the process so that it will be ready to take to the town residents.

Father Paul Dumais said he spoke with Ed French who is a social work consultant around Maine. He said there are many different models to look at from an operational viewpoint, and he gave examples of men/women/family shelters, dry or wet shelters, and 24 hour/ overnight/ day shelters. Father Dumais said the type of shelter will depend on staffing and funding.

Mr. Moore referred to the Brunswick Ordinance on hours of operation and the communications between the Town and the Telford Agency. He stated we need a document that works for both sides, and a successful homeless shelter needs to do fund raising and therefore it must have community support.

Father Dumais said the shelter in Lewiston closed recently because it was entirely dependent on billing the State for reimbursement, which has a very low rate, and the shelter couldn't sustain itself.

Mr. Moore said he wouldn't support anything less than a 24-hour shelter.

Mr. Terrio said he volunteered and worked at a homeless shelter and anything less than a 24-hour shelter can get complicated, especially in the community. He recommended the onsite supervision be paid qualified staff and not volunteers who aren't trained to handle difficult and confrontational situations.

Ms. Crowe asked what qualifications the staff should have.

Mr. Terrio said de-escalation and other trainings because situations can get physical, and there needs to be adequate protocol in place.

Mr. Kading said we are trying to provide resources and a safe place for these people to transition and address any concerns from the community. He said staffing will be a very important part of that.

Mr. Moore stated if the homeless shelter is done correctly, the funding will be made available through additional resources and fund raising.

Father Dumais said there has to be a partnership beyond case management. He said the more services and programs the shelter can provide, the more successful it will be in supporting the transitional movement for these people.

Mr. Moore said there are two in Rumford and one in Norway that are 24-hour shelters, and he wondered if they would share their program and business model.

Mr. Terrio offered to contact them, and everyone approved.

Mr. Kading asked Mr. Terrio about the homeless shelter he worked at.

Mr. Terrio said it was a dry overnight warming center in Montana, and it provided bathrooms, showers, and eventually laundry. He said it had a strategic social service network. Mr. Terrio said the clients would hang out in

the community and it did become a problem with the public library. Mr. Terrio said, before he left, the shelter couldn't accommodate the numbers and the staff had to turn them away. He said the churches began opening their doors to accommodate the growth, and he asked about the Farmington homeless shelter.

Mr. Davis said it was a family homeless shelter in the basement of the Living Waters Church on the Wilton Road, which wasn't the best location because it was on Route 2 and not near any social services. He said the church wanted the space back.

Father Dumais said the shelter was struggling economically to accommodate different clients in the limited space. He said there are people staying in their cars because they thought the homeless shelter was still open.

Discussion followed regarding different shelter models, accountability and expectations of the clients, capping the number of shelters and clients, state-wide homeless data, site visits, and stipulating the type of shelter in the definition.

Mr. Moore said after the homeless shelter went before the Planning Board a few years ago, there was a lot of interest, but there were no efforts to fund raise.

Father Dumais said they need to have multiple revenue sources besides reimbursement from the State.

Discussion followed regarding UMF training volunteers and providing day care for homeless children, residency requirements, and general assistance reimbursements.

Mr. Moore asked about paring down the Brunswick ordinance.

Mr. Davis said he liked Brunswick's ordinance, but it would be cumbersome to use something this long. He suggested taking the ordinance home to work up a draft. Mr. Davis said Brunswick's demographics may be different than Farmington, Rumford and Norway. He said Mr. Terrio can contact the Rumford and/or Norway Homeless Shelters for their operation information. Mr. Davis said we can meet back here to review the information and begin drafting the definition.

Father Dumais and Ms. Crowe left the meeting.

5. Workshop on Group Home, Hospice, Nursing Home, Convalescent Home, Rest Home, Residential Care Facility
 - A. Name of the new use category in the Table of Uses
 - B. Definition
 - C. Zoning Districts allowed

6. Workshop on Chemical Dependency Treatment Facility
 - A. Name of the new use category in the Table of Uses
 - B. Definition
 - C. Zoning Districts allowed

Mrs. Gelinas distributed the draft of the definitions.

Mr. Davis said these are both in the Education, Institutional, Public use category. He said the Group Home etc. facility is allowed in all districts subject to Planning Board approval, and Chemical Dependency Treatment Facility is only allowed in the General Purpose district subject to Planning Board approval.

Mr. Moore made a motion to approve both item 5 and 6 as presented.
Ms. Woodman seconded the motion.

Motion carried.

7. Other Business

Ms. Woodman asked if the Planning Board was notified of any changes made to the Zoning Ordinance by the Zoning Board, and were they provided detailed information for all applications.

Mr. Davis said the Planning Board will be notified of the changes, and the Board can require a public hearing and/or site walk on big projects.

Mr. Kading made a motion to adjourn at 7:10 p.m.
Mr. Moore seconded the motion.

Motion carried.

Mrs. Gelinas will be the conduit to disperse any information, and she will send out a Doodle poll in the next couple weeks to schedule another meeting.

Minutes respectfully submitted by Cindy Gelinas.