

**Town of Farmington
Zoning Board Meeting
Wednesday, December 8, 2021 – 6:00 PM
MINUTES**

Board members present were Paul Mills, John Moore, Jane Woodman, Kyle Terrio, David Ballard, and Terry Bell. Kelly Kading was unable to attend. Town Manager Christian Waller and Planning Assistant Cindy Gelinas. Also in attendance were Professor Anne Wolf, Janet Brackett, and Tammy Parsons.

Mr. Mills brought the meeting to order at 6:00 p.m.

1. The Board welcomed new member Terry Bell.
2. Mr. Mills designated alternate David Ballard as a voting member.
3. Approve Minutes of September 23, 2021

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

Mr. Ballard seconded the motion.

VOTE: 5 Affirmed

Motion carried

4. Approve the Minutes of October 20, 2021

Discussion followed regarding the public hearing for the Solar Energy Systems application, the Zoning Board's decision not to vote on the applicant's changes and to recommend a moratorium, the Board of Selectmen's decision on that recommendation, the Zoning Board reviewing the Solar Energy Systems performance standard, and Planning Board review.

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

Mr. Ballard seconded the motion.

VOTE: 5 Affirmed

Motion carried

5. Review Homeless Shelter

A. Definition

Mr. Mills introduced and gave a history of the proposed definition.

Mr. Moore made a motion to accept the definition as written.

Mr. Ballard seconded the motion.

VOTE: 5 Affirmed

Motion carried

B. Table of Uses Item

Mr. Mills introduced and gave a history of the proposed item in the Table of Uses.

Ms. Woodman made a motion to agree to this Table.

Mr. Ballard seconded the motion.

Professor Anne Wolf asked what the “Y” means without the asterisk.

Mrs. Gelinas said it is allowed and the asterisk with “Y” requires Planning Board approval.

VOTE: 5 Affirmed

Motion carried

B. Performance Standard

Mr. Mills introduced and gave a history of the proposed Performance Standard.

Mr. Terrio made a motion to approve.

Mr. Ballard seconded the motion

Mr. Mills stated the licensing procedure is by the Board of Selectmen, and the review and approval procedure involves the Planning Board.

Janet Brackett asked if it required 24-hour onsite supervision, under 4E.

Mr. Terrio said, yes.

Mr. Ballard said there has been talk of a Homeless Shelter since he began going to college at UMF in 2018. He said his being on this board and going through the process, and given the current state of the world, he thought it may be needed more now than ever before to help people get back on their feet. Mr. Ballard expressed he would most likely vote in favor of this.

Professor Wolf said she lives in the downtown and feels there is a big need for it. She said she spoke with the UMF President a week ago and stated this could have internship possibilities for students. Professor Wolf said she is seeing more postings from people desperate for housing, but there are no solutions. She said she would like to see this [Homeless Shelter] happen in Farmington.

Discussion followed regarding homeless students, Spring 2020 UMF shutdown and dormitories, and assisting displaced people.

Mr. Mills said there had been discussion that Father Paul Dumais would open a homeless shelter at the parish house.

Ms. Brackett said other things have taken precedence.

Tammy Parsons asked if they will be offering programs or classes to teach them how to live on their own and childcare.

Mr. Terrio said the Performance Standard lays out the freedom and flexibility to have resources for a program, but we are defining the guidelines for the business which will be run independently.

Mr. Mills said Ms. Woodman was correct that it is under 4F. He said we didn't want to financially burden the business by requiring it to provide teachers or instructors, so we changed it to brochures with information and referrals.

VOTE: 5 Affirmed
Motion carried

Mrs. Gelinas said she drafted a Warrant Article for their review and vote. She said the definition, Table of Uses item, and Performance Standard will be available to the voters prior to the 2022 Town Meeting.

Mr. Moore made a motion to accept the Warrant Article for amendments to the Zoning Ordinance as written.

Mr. Terrio seconded the motion.

VOTE: 5 Affirmed
Motion carried

6. Workshop on Event Camping

Mr. Moore said he brought this up because it was something he has been working on, and the Board had worked on a definition drafted from the State level. He said the discussion should be defining yurts, glamping, and gurs, or the concept of glamping, which has grown in popularity in the last 15 years. Mr. Moore said one of the compounding issues when putting something on a platform, the Town has always considered it an accessory structure.

Mrs. Gelinas said these could be considered an accessory use as long as it doesn't trigger the State's limit of five or more sites for campgrounds.

Discussion followed regarding accessory use, Airbnb/VRBO, and definitions for glamping/yurts.

Mr. Moore said he would look at what other towns have for ordinances on these subjects.

Professor Wolf asked about noise being a problem because it is a tent instead of a structure which would contain sound.

Discussion followed regarding noise, location, curfew, large gatherings, and congested neighborhoods.

7. Other Business

Mr. Moore asked Mr. Waller if the Zoning Board could be put on the Selectmen's agenda to discuss if it would be worthwhile for the Board to review and make amendments to the Solar Energy Systems Performance Standards.

Mr. Terrio asked the Board if they would be interested in doing a file sharing data base to collect the materials we discuss for the meetings using programs such as Google Drive or Dropbox. He said these have many options for editing.

Mr. Moore said he would need a workshop to learn how to do this.

Mr. Terrio asked that this be put on the next agenda.

Mrs. Gelinis said she would check on the Wi-Fi capability downstairs, and Ms. Woodman said the Farmington Historical Society had a hotspot we could use.

Mr. Moore made a motion to adjourn at 7:10 P.M.

Mr. Terrio seconded the motion.

Motion carried.

Minutes respectfully submitted by Cindy Gelinis.