

Town of Farmington
Zoning Board
Wednesday, September 4, 2019 – 6:00 P.M.
Minutes

Board members present were Adrian Harris, Kelly Kading, John Moore, Jane Woodman, and Paul Mills (arrived later). Town Manager Richard Davis was also present.

Mr. Harris, acting as Chairman in the initial absence of Mr. Mills, called the meeting to order at 6:00 p.m.

1. Welcome any new member(s).

Mr. Harris welcomed new member Jane Woodman.

2. Review Minutes of July 31, 2019

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

VOTE: 4 – Affirmative
Motion carried.

3. Discuss zoning for Methadone Clinics

Mr. Davis said Chemical Dependency Treatment Facility is included on page 24 under the Table of Uses in the Zoning Ordinance. He said this would cover everything under this use including Methadone and alcohol.

Mr. Mills arrived, and Mr. Harris turned the meeting over to him.

Mr. Moore recommended it be further described to include methadone because that is a “hot button issue”.

Mr. Davis suggested adding the following language to the definition on page 4 in the Ordinance “including but not limited to methadone”.

Discussion followed regarding the definition for Group Home, inserting examples of the different types of facilities mentioned that are in Farmington, and to add the specific State departments that issue licenses for these facilities.

Mr. Mills suggested including a sentence that includes – “license” as it is intended to impart the meaning that the facility has received a license from a State board or agency that regulates the purpose of the facility involved.” He said you can also include another sentence that states “The State Fire Marshall approval is not sufficient.”

Mr. Mills made a motion to include the sentence “including but not limited to methadone [and other examples of drugs for treating chemical addictions that Mrs. Gelinas will add]”.

Mr. Kading seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

Mr. Mills made a motion to include two concepts – one is that you get a license from somebody and give examples of it, and the second is a “license” from the Fire Marshall is not enough.

Mr. Kading seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

Ms. Woodman asked if he was talking about the definition of Group Home.

Mr. Mills said yes. He said we will work on a definition for Homeless Shelter.

Mr. Moore said Brunswick and other towns have further defined Homeless Shelter as to type, number of beds, if it is a 24 hour facility, and location. He said the General Purpose district would be the best location, but we may have to raise enough funds to provide transportation. Mr. Moore suggested getting input on the definition and location for the Homeless Shelter from the director of the Western Maine Homeless Outreach, Bobbie Jo Wheeler, and any other interested parties.

Discussion followed regarding potential zoning districts for the Homeless Shelter, locations, inviting outside input, 24-hour facilities, and providing transportation.

The Board agreed to work on writing a draft definition for Homeless Shelter and inserting a line item in the Table of Uses designating the district(s) in which it will be allowed.

The Board scheduled the next meeting for Wednesday, November 13th at 6:00 p.m.

4. Discuss modifications to the Village Business and Village Business Historic District

Mrs. Gelinas distributed a zoning map showing the limits of the downtown Village Business district (VB) and the overlay within of the Village Business Historic district (VBH).

Discussion followed regarding the differences in these districts, areas and historic buildings not included in the historic district, where marijuana businesses are currently

allowed, expanding the VBH district, and Farmington Village Corporation and Maine Historic Preservation Commission (MHPC) maps.

Mrs. Gelinas was asked to email the Adult Use and Medical Marijuana Stores, Cultivation Facilities, Manufacturing Facilities, and Testing Facilities Ordinance, the current list of Planning Board approved and Selectmen permitted marijuana businesses, and the MHPC map for the Farmington downtown.

Mr. Davis suggested that this item is too complicated and should be taken up at the next meeting.

Ms. Woodman was asked to bring in the Farmington Village Corporation zoning maps of the downtown area at the next meeting.

5. Other Business

Mr. Moore made a motion to adjourn.

Mr. Harris seconded the motion.

VOTE: 5 – Affirmative

Motion carried.

The meeting was adjourned at 7:30 p.m.

Minutes respectfully submitted by Cindy Gelinas.