

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**April 8, 2013 - 6:00 P.M.**  
**Minutes**

Planning Board members present were Clayton King, Lloyd Smith, Craig Jordan, and alternate member, Gloria McGraw. Donna Tracy and Tim Hardy were unable to attend. [Bill Marceau and Tom Eastler arrived after the meeting adjourned at 6:23 P.M.]

Others present were Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; and applicant, Pam Poisson. Also present were Ms. Poisson's father, Munroe Hawkins; a young Boy Scout and his dad [names were not audible].

**1. Designate alternate members, if needed**

Mr. King designated Mrs. McGraw as a voting member for this meeting.

**2. Review minutes of March 11, 2013**

Mr. Smith made a motion to approve the minutes of March 11, 2013 as submitted.

Mr. Jordan seconded the motion.

VOTE: 4 - Affirmative 2 - Absent 2 - Absent from voting  
Motion carried.

Mr. King asked the Boy Scout if he would like to speak and he said that he was from Temple. He said he was here tonight to attend the meeting and to take notes in order to earn a communications merit badge. Mr. King said that this would probably be a very short meeting. Mr. King also wished him luck.

**3. David & Pam Poisson – Non-Conformance Expansion Application #13-NC-02**  
**8' x 14' shed expansion**  
**107 Cony Street**  
**Map U15 – Lot 093**

Pam Poisson was present to represent the application along with her father, Munroe Hawkins, who is the owner of the property.

Mr. Smith made a motion to approve the application.

Mr. Jordan seconded the motion.

Mr. King opened the meeting up for discussion on this agenda item. He said that this is pretty straight forward and as he understood it, Ms. Poisson had communications with her neighbors.

Ms. Poisson said, yes, she had talked to her neighbors, Ben Hanstein, Jim Murphy, and Sturges

Butler and no one had any issues with her proposed project.

Mr. Smith asked if the lot coverage included everything inside the setbacks as well as outside.

Mr. Kaiser said, yes. He said whether structures were conforming, or grandfathered non-conforming, meaning meeting the setbacks or being within the setbacks, it all would count towards lot coverage. He said for those relocating or rebuilding non-conforming footprints, he allows credit for the same amount of non-conformance.

Mrs. McGraw said she had a comment which has nothing to do with Ms. Poisson's application, but she said, if we start counting driveways as structures in the future, how would this site fare?

Mr. Kaiser said that we are still waiting for the dust to settle to see if and how the Riverview Condominiums are handled on remand. He said it's hanging in the air, we may possibly start counting all paved driveways and parking areas as coverage, but until that case is settled we'll calculate coverage as we have in the past. Mr. Kaiser added that in this case, the home, garage, shed, and driveway would be under the 50% maximum coverage.

Ms. Poisson said that they don't have a driveway to the shed.

VOTE: 4 - Affirmative 2 - Absent 2 - Absent from voting  
Motion carried.

#### **4. Other business**

Mr. Kaiser said that there was a pre-construction meeting regarding Brookside Village last week.

A brief discussion followed regarding the Farmington Village Corporation (FVC) and the construction of a parking lot and addition for a drive-up window for UMF's Credit Union [which falls within the FVC Zoning District]. Mr. Kaiser said UMF won't retain an engineer, design, and submit applications to the Town Planning Board until they have a purchase & sales agreement with the property owner of the apartment house, which would have to be demolished in order to build the parking lot and drive-up window.

Mr. Kaiser said regarding Costal Enterprises, if they don't start construction this summer they will have to come back to the Board for re-approval because their permit expires this fall.

There was also a brief discussion on the upcoming Vining project [Pismo Gravel Pit].

There being no further business the meeting adjourned at 6:25 P.M.

Minutes respectfully submitted by Jane Ford.

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Planning Board

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Date