

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**July 14, 2014**  
**Minutes**

Planning Board members present were Clayton King, Donna Tracy, Lloyd Smith, Gloria McGraw, Bill Marceau, and Tom Eastler. Craig Jordan was unable to attend.

Alternate members Matt Smith and Jeffrey Wright were also present.

Others present were Code Enforcement Officer, Steve Kaiser; Planning Assistant, Cindy Gelin; Town Manager, Richard Davis; applicant Tim Bowen; abutters David and Carolyn Allen; as well as Ann Bryant of the Lewiston Sun.

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

N/A

**2. Election of Officers**

Mrs. Tracy nominated Clayton King as Chairman.

Dr. Eastler seconded the motion.

VOTE: 5 – Affirmative – 1 Abstention (Mr. King) 1 – Absent  
Motion carried

Mr. L. Smith nominated Mr. Marceau as Vice Chairman.

Dr. Eastler seconded the motion.

VOTE: 5 – Affirmative – 1 Abstention (Mr. Marceau) 1 – Absent  
Motion carried

**3. Review minutes of June 9, 2014**

Dr. Eastler made the motion to approve the minutes of June 9, 2014 as submitted.

Mrs. Tracy seconded the motion.

VOTE: 6– Affirmative 1 – Absent  
Motion carried

**4. Tim Bowen**  
**T & J, LLC – Construction of Three Additional Storage Buildings**  
**Site Review Application #14-SR-06-M**

Mr. Bowen was present to represent the application.

Dr. Eastler made a motion to accept the Site Review application as complete.

Mr. L. Smith asked if landscaping had been completed on the prior project.

Mr. Bowen said it would be done when the entire project was completed.

Mr. King asked for comments.

Mr. Allen said he had concerns about the project and would like to ask Mr. Bowen some questions. He asked Mr. Bowen where he was on June 9<sup>th</sup>.

Mr. Bowen said he sent a representative because he was at another meeting.

Mr. Allen said the existing building has a reflective roof and the glare hurts their eyes when they are sitting out on their porch. He said the trucks making deliveries are causing ruts, especially when there is a lot of rain. Mr. Allen said they were concerned that there would be noisy motorcycles, but that hasn't been a problem so far.

Mr. King asked if the lot will be hot topped.

Mr. Bowen said, no, it will be gravel and reclaim material.

Mr. King stated BMP's (Best Management Practices) must be used. He said they should contact the police department if there are noise issues. Mr. King said we'll discuss the galvanized reflective roof.

Discussion followed regarding the roof, and Mr. Kaiser read the excerpt from the Site Review Ordinance performance standards [11-5.14.C].

Mr. King suggested Mr. Allen and Mr. Bowen have a discussion about the roof to see if a less reflective coating could be voluntarily used. He stated if he wasn't satisfied with the Board's vote, Mr. Allen had the option to file an appeal.

VOTE: 6– Affirmative 1 – Absent  
Motion carried.

## **Soil Erosion Control/Storm Water Management Application #14-SS-04-M**

Dr. Eastler made the motion to approve the application as submitted.

Mr. King seconded the motion.

Mr. King said the rutting issues should be resolved once the gravel and reclaimed material has been installed.

VOTE: 6– Affirmative 1 – Absent  
Motion carried.

### **5. Family Dollar Store – Acknowledgement of Revision on Utility Plan (C102) regarding Electrical Service**

Mr. Kaiser said he will represent the project regarding the slight change to the electrical service. He said they will now connect by going aerial from the Wilton Road to the back corner of the building on the northwest and then go underground into the building. Mr. Kaiser said they are very thorough and want approval for any modifications from the original approved plans.

Mr. King asked if there was still an issue with the Roberts' property line.

Mr. Kaiser said when he last spoke with Steve Bradstreet, an easement for Mr. Roberts' driveway, which is on the project property, was being drawn up and he hasn't heard anything further from Mr. Roberts.

Mrs. McGraw made the motion to approve the revision as submitted.

Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative 1 – Absent  
Motion carried.

### **6. Other Business**

Mr. King thanked the Board and their confidence in re-electing him as chairman.

Mr. Kaiser distributed updated copies of the maps to be included with the Comprehensive Plan. He said the plan will be distributed to the Zoning Board members to review and make comments as well.

Other business discussed:

- Support for the Assessor by the Board
- Maine DOT Wilton Road/Route 2 project

- Cumberland Farms project

There being no further business, the meeting adjourned at 6:31 P.M.

Minutes respectfully submitted by Cindy Gelinias.

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Planning Board

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Date