

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

July 13, 2020 – 6:00 P.M.

Minutes

Planning Board members present: Chairman Clayton King, Lloyd Smith, Craig Jordan, Gloria McGraw, Jeff Wright, Mike Otley.

Alternate members present: Judith Murphy. (Approved as full-time member on 7/14/20)

Members unable to attend: None

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; Applicants Mike Carleton, Chad Crandall and Jake Daku.

Mr. King opened the meeting at 6:00 P.M.

1. Designate alternate members, if needed

Mr. King designated Ms. Murphy as a voting member for this meeting in the absence of regular members.

Mr. King welcomed Ms. Murphy as a full-time member, where she is going to be approved as such by the Board of Selectmen on July 14, 2020.

2. Election of Officers

Mr. Jordan made a motion to nominate Mr. King to continue as Chairman.
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

Mr. King made a motion to nominate Mr. Smith to continue as Vice Chairman/Secretary.
Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative

3. Review minutes of June 8, 2020

Mr. Otley made a motion to approve the minutes of June 8, 2020 as written.
Mr. Wright seconded the motion.

VOTE: 6 – Affirmative 1 – Abstained

4. 20-SR-05 & 20-SS-03
Michael Carleton
404 Fairbanks Road
U22-012 RLC
74'x96' metal building on a slab

Mr. King introduced the application.

Applicant Mike Carleton was present for the meeting and gave the Board an overview of the project. He stated the building is structurally designed for North Dakota where the wind/snow loads are almost identical to Farmington's, it will be insulated, it has been engineer-stamped, and be arriving next month. It will go in the nice flat area to the northwest of the existing building, and it's going to be used for storage of their power line trucks and equipment.

Mr. King stated the Board would handle the Site Review application first and went around to see about questions from each member.

Mr. Wright said he thought the application was very well written and detailed, and he had no questions.

Mr. Otley stated it was a great location and had no further questions.

Mr. Jordan asked how far it would be from the floodplain and property line.

Mr. Carleton stated it is 70+ feet from the side property line and 170 +/- feet from the front property line.

Mr. Jordan asked how far it needs to be from the floodplain.

Mr. Kaiser said there isn't a designated distance to be from the floodplain, and as long as it is not in it - it could be as little as an inch out of the floodplain.

Mr. Smith stated the floodplain was at the bottom of the bank at the back of the property.

Mr. Kaiser stated the floodplain follows the toe of the bank and added it is a very good project location.

Mrs. McGraw made a motion to approve the Site Review application as submitted.

Mr. King seconded the motion.

VOTE: 7 – Affirmative

Mr. Otley made a motion to approve the Soil Erosion Storm Water application as submitted.

Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative

5. 20-MJ-03

**Charles Crandall
361 Wilton Road
U34-008-B GP
Medical Marijuana Store**

Mr. King introduced the application and asked for a motion, stating the Board is only approving the application for completeness.

Mrs. McGraw made a motion to accept the application for discussion.
Ms. Murphy seconded the motion.

Mr. Crandall of Blue Sky Labs stated he was present with his partner Jake Daku who owns everything 50/50 with him, and he feels they are the most qualified to have a medical store as they already distribute State-wide but want to stay local where they have been renovating the building for the past two months. He added the pandemic has actually helped to accelerate the work that needed to be done to the building, stating they are ahead of schedule having all the electrical and painting done.

Mrs. McGraw asked Mr. Kaiser how many applications were still available.

Mr. Kaiser replied stating that after this application is approved there is only one more medical store slot available and Zac Dulac of Full Bloom has started the application process for that slot.

Mr. Otley asked about the lease not being attached as well as Mr. Daku's caregiver information.

Mr. Daku responded by saying a copy of his driver's and caregiver licenses were attached to the back of the application, and it is in the same building and under the same agreement with the owner in their prior application for the property.

Ms. Murphy said she was very impressed with the application being done correctly and they have been very professional.

Mr. Crandall stated they are going to have an open house prior to opening and very proud of what they have accomplished.

VOTE: 7 – Affirmative

Ms. Murphy made a motion to accept the application for completeness.
Mr. King seconded the motion.

VOTE: 7 – Affirmative

6. Other business

Updates from Mr. Kaiser:

- The grant application for the AvestaHousing project at Willow Springs has been approved and will hopefully be coming to the Board in August or September.
- The bridge in the falls is going to be rebuilt and those plans should be finalized this fall with public meetings in August.
- The DEP septic grant program has funds available and he's currently working with a property that needs a new system.
- There are about 4 small solar projects, most 20 acres or less, that may be coming before the Board for approval in the future.

Mr. Wright asked Mr. Kaiser if he knew what was being done with the big loam pile at the switchyard job site. He said he has had several people ask him about it and the contractors won't sell any.

Mr. Kaiser said its what they call "contractor spoils" and they will use a lot if not all the loam at the end of the project. He added that two DEP inspectors are checking all the work.

Mrs. McGraw said to Mr. Kaiser that it was a very nice letter he wrote to Donna Tracy. She also asked if it was going to be in the media at all.

Mr. Kaiser replied saying that Kate and Cindy were working on having her recognized in the paper.

Mrs. McGraw asked if the house in Farmington Falls (owned by Anna Powers) has been condemned.

Mr. Kaiser stated he has been working with Anna Powers' daughter and son-in-law to get it repaired or demolished, and there is a mortgage and liens on the property as well. He added that he would like to see the falls community see some improvements.

Mr. Kaiser said the gentleman that bought the property where the falls store was and the post office is wants to rebuild a store there, but it is out of the two year window for automatic grandfathering so he will have to file an appeals application and also see if DOT will honor the footprint within the right-of-way because the Croswell Road is a four rod road and not a three rod road as it has been treated by prior owners.

Ms. Foster mentioned Mrs. McGraw's comment about Mr. Kaiser's letter to Donna Tracy and if it is ok that she is quoted and asked if any other Board members had any comments about Donna Tracy's dedication of 22 years to the Planning Board.

Mr. Smith stated he didn't realize the solar panels on the Falls Road were going to be that close to the road.

Mr. Wright replied that they will have trees planted along the road as buffers once the project is completed.

Mr. Kaiser said Linda Brown is going to be the new alternate. She lives on Marvel Street and is retired from New Balance.

The Board received a “cheat sheet” for Planning Board Decision Making Process and have been asked to review it to see if there is any changes they would like to make.

Mr. Otley said under number two, review of minutes, discussion should be added.

The Board decided to add the discussion of the cheat sheet to the August 10th agenda under other business.

Mr. King made a motion to adjourn the meeting.

Mr. Otley seconded the motion.

VOTE: 7 - Affirmative

The meeting adjourned at 6:52 P.M.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date