

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

August 10, 2020 – 6:00 pm.

Minutes

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

Alternate members present: Linda Brown and Michael MacNeil.

Members unable to attend: None.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; Applicants Buffy Reeve as well as Peter and Arlene Wannemacher.

Mr. King opened the meeting at 6:00 pm.

1. Designate alternate members, if needed

No designation needed having a full Board.

Mr. King welcomed Linda Brown and Michael MacNeil as the new alternate members to the Board.

2. Review minutes of July 13, 2020

Mrs. McGraw made a motion to approve the minutes of July 13, 2020 as written.

Ms. Murphy seconded the motion.

Mr. Smith reviewed the change to the minutes that was made after they went out to the Board.

VOTE: 7 – Affirmative

Motion Carried.

3. 20-SR-07

Buffy Reeve

188 Holley Road

U23-017 / R

Goat Landscaping

Mr. King introduced the application and asked the applicant to introduce herself and explain what she is looking to do.

Buffy Reeve introduced herself as the applicant and stated she is looking to start a goat landscaping business where she would lease them out as lawn mowers to people or

companies that have an area that is hard to get at with a regular lawn mower or equipment or that don't want equipment in that area. They just cleared 880 SF of area in two days with three goats. She said she is currently housing 10 goats on her mom's property where she has turned some sheds into barns. Ms. Reeve added that due to the Town's agricultural definition, where she is going to be leasing her goats she was required to come before the Planning Board with a Site Review Application.

Mr. King called for a motion and checked with Mr. Kaiser on the process to place a motion and vote.

Mr. Kaiser stated that himself and Ms. Foster have discussed it further to simplify things and feel as though first there should be a motion, second, vote on whether an application is complete for review then go through the review process and then have a final motion, second, and vote on the approval of the application. Some applications that come in such as these two tonight are very simple, while others are complicated and may not be suitable for approval until more information has been subsequently provided.

Mr. Jordan made a motion to approve the application as submitted.
Ms. Murphy seconded the motion.

Mr. Jordan wanted to have it noted in the minutes that abutter Colon Durrell wrote an email in favor of the application stating, "I'm supportive of Buffy's creative ventures to support her family.. I've been next door for nearly 42 years without conflict. This one acre is so heavily utilized that I've committed to about \$2,000 of cedar fencing materials to be installed. I'd hope this venture can be successful without additional animals being housed in the small enclosure at this location."

Ms. Murphy stated that goat landscaping is very popular in other states and thinks it is a great idea as long as the abutters don't mind.

Mr. MacNeil asked what is used to contain the goats.

Ms. Reeve said she first goes out and does a site inspection to make sure the area is going to be a safe place for her goats and to determine what type of fencing to use depending on the landscape. She stated she can use either a one-string solar fence or handy panels (8' long, 4' tall) zip-tied together.

Mrs. McGraw asked if there is anything different for the members beyond general Site Review.

Mr. Kaiser said as provided in the application, the definition of "Agriculture and Agricultural Management Activities" says, "the production, keeping, or maintenance, for sale or lease, of plants and/or animals." He added that because of that definition Site Review is required in the Table of Uses of the Zoning Ordinance.

VOTE: 7 – Affirmed
Motion carried.

**4. 20-SS-04 & 20-SZ-01
Peter & Arlene Wannemacher
Knowlton Corner Rd. & Wilson Stream
R03-022-A
House in Shoreland Zoning**

Mr. King introduced the application stating the applicants are looking to build a house on Wilson Stream. He asked the applicants if they had anything to add to the applications.

Mr. Wannemacher stated they have the name of the road picked out, calling it "Rue Petite" which means small road in French.

Mr. King asked Mr. Kaiser if they are building within shoreland.

Mr. Kaiser replied with yes, its in the Farm and Forest district, and the Table of Uses in the shoreland zoning ordinance indicates that the Planning Board needs to approve such structures. He added that in this case they are setback more than the required 75 feet but because they are still within the 250' shoreland zone and moving more than 10 cubic yards they're required to file.

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

Ms. Murphy asked if there were any issues with any of the abutters.

Mr. Wannemacher replied by saying there has not been any that they know of and have met and become friends with the abutters.

Mr. Otley asked about the driveway and road and making sure it is decent so fire and police as well as others can get in and out easily.

Mr. Kaiser stated the Board only gets involved in road specs if it is a subdivision or Town road. He said with private roads it's up to the owner to make it wide enough to plow snow and stay accessible.

Ms. Murphy asked if it is the State that allows the naming of the road.

Mr. Kaiser said E-911 addressing was put in place after 9/11 for street name and numbering and is done in conjunction with the Fire Rescue Department.

Mr. Wright said he originally had a question about the floodplain, but Mr. Kaiser answered it for him.

Mr. King asked how long the driveway is going to be.

Mr. Wannemacher replied stating it is roughly 1000 feet.

Mr. King called for a vote.

VOTE: 7 – Affirmative
Motion carried.

Mr. King asked that the Board skip item number five on the agenda for now and take care of some other business first.

5. Other Business

Mr. Kaiser stated Randy Cousineau and Acme Land Surveying presented plans to the Code Office prior to the meeting for a modification to the existing plans of the Granite Heights subdivision where they are splitting one lot, and the abutters who are the Loring's and Joey Cousineau, are each gaining half of the lot and adding it to each of their own lots.

Mr. King asked if a motion needs to be made.

Mr. Kaiser stated it is an acknowledgment and acceptance of a modification to an existing subdivision plan, and where there is a signature block on the plot plan the Board should have a motion, second, and vote on the subject.

Mr. Otley asked if the Board has reviewed this prior.

Mr. Kaiser stated he previously informed the Board that Acme was working on this, requested that it be brought before the Board at this meeting.

Mr. King asked if Cousineau owns both lots.

Mr. Kaiser said Cousineau owns the lot being split, the Loring's own the lot to the left, Joey Cousineau to the right, and they are both gaining one half of the subject lot between them that is being split in two.

Mrs. McGraw made a motion to accept the proposal to eliminate that lot from the original subdivision.

Mr. Wright seconded the motion.

Mr. King called for the vote.

VOTE: 7 – Affirmative
Motion carried.

6. "Planning Board Decision Making Process" Review

Mr. King acknowledged the new information given to the Board prior to the meeting regarding Board Bylaws.

Ms. Foster and Mr. Kaiser wanted the Board to look these over to see if there is anything useful for them that was found on the MMA website and Maine Town & City magazine that the Board would like to incorporate into the process draft.

Mr. Otley stated he would like time to be able to look these over.

Mr. Smith said the bullets under step four should be under step nine.

Mr. Otley said there should be a "Vote" under step five.

Board members discussed the cheat sheet further with questions and comments.

Mr. Kaiser said his advice would be for the Board to streamline what is drafted there and make less bullets, and for the Board to remember that applications vary from simple to complicated ones. He added that, while the Code Office may feel something is ready for the agenda, this doesn't mean the Board shouldn't review applications for completeness.

Mr. Kaiser suggested the Board first make a motion, second, and vote that an application is complete for review, instead of just "putting an application on the table for discussion" without a vote.

The Board continued with questions and comments on the process, agreed to review everything given and spoken about, and then discuss it further at the next meeting on 9/14/20 after Mr. Kaiser and Ms. Foster have rewritten it with the suggestions made.

7. Other Business – Continued

Mr. King introduced the new alternate members and asked that they introduce themselves and give a little introduction.

Linda Brown introduced herself stating she has been retired for two years and volunteers at the food cupboard.

Mike MacNeil introduced himself stating he felt he should come in and help as his civic duty for the town, which he couldn't do previously due to being in the merchant marine and not available for monthly meetings. He added that he just came before the Board recently with an application, and he wants to be a part of the Town government and its decision-making process.

Mr. Kaiser mentioned the plans for the Falls Road Bridge project, and that there is a link to a site where the public can go to for more information including a virtual public hearing. They are hoping to put the job out to bid next summer and it will have a time allowance of two years to build. There will be a temporary one-lane bridge upstream with a signal light at both ends, adding that the current bridge was built in 1935.

Mr. Kaiser stated he has been working with Jeff Tibbetts, who owns the post office lot and lot where the Falls Store was, on his plan to rebuild a store at the prior location. He said MDOT and Phil Hutchins are working with him right now on access management for the entrances and right-of-way.

Mrs. McGraw stated the Board should introduce themselves to the new alternate members.

Each Board member did a short introduction of themselves to the new alternate members.

Mr. Kaiser stated the Code Office is waiting to receive applications from some of the smaller solar projects that have discussed coming in.

Ms. Foster said there is a site anyone can go on to see how many applications have put in for a solar farm in each town, adding that there are nine listed for Farmington.

Mr. Kaiser said the Code Office still hasn't received anything in regard to the Corridor project.

Mr. MacNeil said he is involved in a small 1.5 megawatt solar farm on his property on Whittier Road that they are hoping to get the plans for this winter for construction next year.

Ms. Murphy asked how small it would be.

Mr. MacNeil replied that it is going to be about 10-12 acres and his involvement is just leasing the property.

Mr. Otley made a motion to adjourn the meeting.

Mr. King seconded the motion.

VOTE: 7 - Affirmative

The meeting adjourned at 6:45 pm.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date