

FARMINGTON PLANNING BOARD

**153 Farmington Falls Road
September 14, 2020 – 6:00 pm.
Minutes**

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

Alternate members present: Linda Brown and Michael MacNeil.

Members unable to attend: Jeff Wright.

Others present: Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; representing Atlantic Salmon Federation, Project Manager Maranda Nemeth; applicant Zachary Dulac; applicant Bill Sanborn; representing Franklin Savings Bank, Tim Thompson president and Esther Bizier of Main-Land Development Consultants, Inc.; applicants Jeff and Annette Tibbetts.

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

1. Designate alternate members, if needed

Mr. King designated Mrs. Brown as a voting member for this meeting in the absence of a regular member.

2. Review minutes of August 10, 2020

Mr. Smith made a motion to accept the minutes of August 10, 2020 as written.
Mrs. McGraw seconded the motion.

7 – Affirmative
Motion carried.

**3. Atlantic Salmon Federation
Maranda Nemeth
Preliminary presentation
Walton Mill Park**

Mr. King introduced the preliminary presentation and asked who was there to give the presentation.

Maranda Nemeth introduced herself and began by discussing the Clover Mill and Cummings Hill Road culvert projects.

She stated they just finished the Clover Mill project, but they are postponing the Cummings Hill project until 2021.

Ms. Nemeth went on to say they meet with DEP [Department of Environmental Protection] and the Army Corps of Engineers every 2-3 months to go over everything, and they are 75% finished with plans for the Walton Mill park project and just nailing down the details on three plan sheets. She stated there are going to be three phases of the project:

- Phase one being the start of some demolition to slowly drain the water while utilizing the existing gate, adding that it could take up to 45 days to drain the water and they want to relocate the freshwater mussels.
- Phase two they are looking to complete the demolition of the dam and be in the water around July 15th and be stock piling some of the boulders and granite.
- Phase three is removing the retaining walls and wooden walkway, stabilizing the shoreline. Once that is completed, they will reinforce the new overlook with concrete.

Ms. Nemeth said there will be reinforced logs pinned into the ledge to help direct water flow to the centerline of the stream, there are a few changes to the parking lot - such as paved parallel spaces and adding four new spaces totaling sixteen spaces including one ADA handicap space, the park area is gaining things including gravel paths, bathroom, mechanical room, water wheel, children's play space, as well as a new concrete overlook area and new granite stairs - 6' W x 6"H x 18" Deep x 1.5' Tread.

Ms. Nemeth added the buildings are going to be customized and prefabricated with wood siding, six picnic tables, lights on the pavilion, six light poles along the paths with all the lights on timers only accessible in the mechanical room.

Mr. Jordan asked what was going to happen with oil and residue from the parking lot which currently goes to the stream.

Ms. Nemeth said there will be rain gardens to help deter it but will revisit the topic and get an answer for the next meeting.

Mr. King thanked Ms. Nemeth for her presentation.

**4. 20-SR-08 & 20-SS-06
Zachary Dulac
502 Wilton Road
U36-002 / General Purpose
30'x60' building & parking addition**

Mr. King introduced the applications and asked who was present to represent it.

Zachary Dulac introduced himself as the applicant stating that last year he built a 30' x 24' building but needs more space for storage, and that's why he has presented this application for a new two story-building that he will be constructing next year. He added that he is changing the dimensions from 30' x 60' to 30' x 80'.

Mr. Jordan made a motion to accept the Site Review application as amended.
Mrs. McGraw seconded the motion.

Mrs. McGraw asked if the parking area was going to be paved or dirt.

Mr. Dulac replied saying that it is going to stay dirt for now, but just like the building things could change as money comes in.

VOTE: 7 – Affirmative
Motion carried.

Mr. Jordan made a motion to approve the Site Review application as amended.
Mrs. McGraw seconded the motion.

Mrs. McGraw asked where he is extending the building to 80' instead of 60' if he can still have the parking in the back.

Mr. Dulac said no.

VOTE: 7 – Affirmative
Motion carried.

Mr. Otley asked about the Letter of Review from Fire Captain T.D. Hardy about building plans.

Mr. Dulac stated he is still waiting on plans, but it is going to be more of a warehouse for storage and making soil mix.

Mr. MacNeil asked if the outside of the building was going to be wood siding like the current building on site.

Mr. Dulac replied, yes.

Ms. Murphy made a motion to accept the Soil Erosion/Storm Water application as submitted.
Mr. King seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

**5. 20-SR-09 & 20-SS-07
Bill Sanborn / Sanborn Real Estate Holding Co. LLC.
Farmington Falls Road
R01-022 / General Purpose
150-180 Self-storage units**

Mr. King introduced the applications to the Board asking who was representing them.

Bill Sanborn introduced himself as the applicant stating his original concern was with storm water management and wanted to make sure that was covered. He said he is looking to hire a local management team to run and rent out the storage units when built.

Mr. Sanborn added he is going to have a shared driveway, six-foot fencing, shrubbery, a sign, and a detention pond.

Mr. Otley made a motion to accept the applications as complete.
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

Mr. Otley asked if the drainage was going to be addressed in phase 1 or phase 2 of the project.

Mr. Sanborn said the front detention will be done in phase 1 and the rear detention in phase 2.

Mr. Otley made a motion to approve the Site Review application as submitted.
Mr. King seconded the motion.

Mrs. McGraw discussed the letter and information that was given to the Board prior to the meeting from a realtor who came across the property listed online for sale as already approved and with incorrect information.

Mr. Sanborn apologized about that stating that was the first time he has listed a property that way but has since changed it so it says pending approval and will change the incorrect information.

VOTE: 7 – Affirmative
Motion carried.

There not being any further discussion, Mr. King called for a motion for approval on the Soil Erosion/Storm Water application.

Mrs. McGraw made a motion to approve the Soil Erosion/Storm Water application as submitted.
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

**6. 20-SR-11 & 20-SS-08
Franklin Savings Bank
219 Main Street
U15-040 / Village Residential
Parking project**

Mr. King introduced the applications asking who was present to represent the applications.

Esther Bizier of Main-Land Development Consultants, Inc introduced herself as the authorized agent for the application and added she was joined by bank president Tim Thompson.

Ms. Bizier stated they are looking to divide the property, selling the side with the house and shed on it. The remaining side with the carriage house will be added to the bank property, with ten new angled parking spaces created but no new lighting or signs installed.

Mrs. McGraw made a motion to accept the application as complete.

Mr. Jordan seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Ms. Murphy asked if there was going to be a buffer or some type of dividing between the house and the new parking spaces.

Ms. Bizier replied that there is going to be a lawn area between these two areas.

Mr. MacNeil asked what was going to happen with the carriage house.

Ms. Bizier replied that it will just be used as storage.

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

Ms. Murphy seconded the motion.

VOTE: 7- Affirmative

Motion carried.

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

Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

7. 20-SR-10

Jeff Tibbetts

176 Croswell Road

U01-033 / Village Residential

Rebuild general store

Mr. King introduced the application asking who was present to represent the application.

Jeff Tibbetts introduced himself as the applicant and added he was joined by his wife Annette.

Mr. Tibbetts stated he was looking to utilize the lot the same as it has always been, a two-story local store.

Mr. Jordan made a motion to accept the application as complete.
Mr. Otley seconded the motion.

Mr. King confirmed with Mr. Tibbetts that it was diagram C, not A or B they were supposed to refer to.

VOTE: 7 – Affirmative
Motion carried.

Mr. Otley asked about the original footprint and if it was still grandfathered.

Mr. Tibbetts stated the grandfathering time limit had run out for the structure but they have moved the footprint back further so it wouldn't be non-conforming anymore.

Mrs. McGraw asked if they owned both the Post Office lot and the subject lot.

Mr. Tibbetts replied yes, they are going to utilize the parking for both the Post Office and the Store.

Mrs. McGraw asked about the entrances.

Mr. Kaiser replied that the existing entrances are grandfathered under the Zoning Ordinance with no time limit, and that Phil Hutchins the Town's Public Works Director along with Mike Wight of DOT [Department of Transportation] have been working with Mr. Tibbetts on access.

Mr. King asked Mr. Wight if the curb cuts are the original ones.

Mr. Wight replied they are, the whole corner is open and he has modified bridge plans to show it. He added there will be a five-foot concrete sidewalk installed at grade, and room for three parking spots or one tractor trailer to park in front of the Post Office.

Ms. Murphy asked if the applicant had done any type of survey to find out how the surrounding property owners feel about the possibility of a store coming back to the area.

Mrs. Tibbetts stated they have talked to several people that live in the area and everyone they have talked to is looking forward to the store coming back.

Mr. King asked if parking spots are required in the project where people used to park on the sidewalks and in front of the church.

Mr. Kaiser stated the plans show six or seven spots on the lot and the Tibbetts could add more parking where they own the lot to the east.

Mr. King wanted to make sure there was going to be easy travel lanes for traffic.

Mr. Wight stated Philbrick Street is 34 feet curb to curb and Croswell Road is 33 feet curb to curb.

Mr. King asked about outside lighting and if the Board is just approving the footprint.

Mr. Kaiser stated outside lighting wasn't required and that the Board is just approving the footprint.

There was further discussion about the parking spaces.

Mr. Smith asked if the building was going to be one or two stories and if two, was it going to be an apartment upstairs like the previous store had.

Mrs. Tibbetts replied that they are planning on having the second story be used for storage only.

Mr. King asked if the square footage for the parking includes the second story of the building.

Mr. Kaiser said it depends on the use of the second story, and they are 30 feet from the back edge of the sidewalk and could put additional parking in this area.

Mrs. McGraw asked if they could approve the application with conditions until it is more fine-tuned.

Mr. Kaiser clarified with the Board that they are only approving the use and building footprint on the lot - not the building plans. Once they receive approval, they will need to get a Third-Party Inspector for construction of the building as well as have Captain T.D. Hardy review it for life-safety requirements.

Mr. Otley made a motion to approve the application as submitted.

Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

8. Other Business

Mrs. McGraw asked if there was an update with the homeless shelter and zoning.

Mr. Kaiser replied that the Zoning Board is currently working on this.

Mrs. McGraw asked what the status is for marijuana applications available and if the Board could get an updated list.

Mr. Kaiser replied that there are two testing facility slots and one medical store slot open, and he would get an updated list for the Board for the next meeting.

Mr. Otley asked Mr. Kaiser if he had received any sign off forms from the State yet.

Mr. Kaiser replied that he has received two sets of forms from the State OMP [Office of Marijuana Policy] to sign.

Ms. Murphy stated she is hoping to take a zoom class in October through Maine Municipal Association for Marijuana Laws.

Ms. Murphy made a motion to adjourn the meeting.
Mr. Otley seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

The meeting adjourned at 7:55 pm.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date