

**PLANNING BOARD MEETING
TUESDAY, APRIL 9, 2002
37 NORTH MAIN STREET**

Members Present: Norman Russell, Hiram Watson, Kelly Parliman, Troy Robidas, Jim Horgan, Brad Anderson seated for vacant seat

Selectmen's Rep: John Fitch

Staff Present: Paul Charron, Fran Osborne

Public Present: Martin Chagnon (just appointed PB alternate member), Margaret Russell (ZBA), Gerald McCarthy (Selectman), Walter Ratcliffe, Matthew Lum, David Berry - Surveyor), Joyce White, Donald Howard, Sr. and others not signed in.

- Chairman Russell brought the meeting to order at 7:00 p.m. Minutes of March 26, 2002 were reviewed and Hiram Watson made motion to approve minutes as presented, John Fitch 2nd - all in favor - motion carried.
- Chairman Russell introduced new Planning Board alternate member Martin Chagnon to the board. Fran gave handbooks to both Marty and Brad Anderson. John Fitch asked that the board set a time limit of 10:00 p.m. per our regulations. Norm said we should allow time for people to make their presentation, but as a rule, we will try to adhere to this limit.
- Chairman Russell informed board members and the public that anyone present for the public hearing Site Review Application by Canatal Industries, Inc. (Tax Map R32, Lot 22-3) at Sarah Greenfield Business Park & Lot Line Revision by Town of Farmington for Sarah Greenfield Business Park, Rte. 153 (Tax Map R32, Lot 22-3) per letter received from David Berry of Berry Surveying would be postponed until April 23, 2002.
- PB member Jim Horgan asked about updated lists for all committees, most particularly Conservation Commission, Economic Development Commission, Selectmen, Downtown Committee, School Board with schedule of when meetings are held for each committee. Brad also asked for E-mail addresses for those who have them.
- Jim Horgan made a motion to acquire plaques for Tom Rozwadowski for time served as Code Enforcement Officer and Don MacVane for his time as board member and chairman of the Planning Board, Hiram 2nd - all in favor - motion carried.
- Chairman Russell said he would like to set up some agenda items for things to be accomplished at workshop meetings in the future: CIP - Jim said we need School Board response and help from the Selectmen. Norm said Ernie suggested all committees involved get things together (ZBA, PB, Budget, School Board, etc.) Hiram and Troy are members of the CIP Subcommittee and were previously appointed. Municipal Resources was initially involved with what is needed for getting CIP updated. Need budget wish list items and direction with what departments need. Margaret said she would sit on CIP Subcommittee for the ZBA. Hiram suggested 6 or 7 members altogether utilizing other various committee members and interested public. Make a list of those who might want to help out. Fran mentioned a letter from Municipal Resources regarding information they needed for the Town to get together before coming back to them for further work on the CIP.
- Jim Horgan said Site Review Regulations and Master Plan should be reviewed and updated annually and this should be done first by the committee. Due to changing nature of planning, amendments may be needed. Brad said the Zoning Ordinance should also be reviewed. The

The Subdivision and Cluster Regs should be reviewed also. Norm Russell said the Earth Removal Regulations hopefully will be finished at the April 23rd meeting. Jim & Kelly made motion to adjourn at 7:25 p.m. until public hearing at 7:30 p.m.

Public Hearing 7:30 p.m.

- **Lot Line Revision by Town of Farmington for Sarah Greenfield Business Park, Rte. 153 (Tax Map R32, Lot 22-3) & Site Review Application by Canatal Industries, Inc. (steel fabrication manufacturing company & transportation of same) (Tax Map R32, Lot 22-3) at Sarah Greenfield Business Park.** Chairman Russell informed all present that this would be continued to April 23, 2002.
- **Site Review Application continuation by Lilac City Parks & Sales (Tax Map R19, Lots 1 & 6), relocation plan for 13 lots.** Randy Tetreault of Norway Plains Surveying is representing Lilac City Parks & Sales and stated he is a licensed land surveyor. Norm said he had reviewed the application and Hiram made motion to accept the Site Review Application, John Fitch 2nd - all in agreement - motion carried. Randy read narrative (attached). Randy showed the location area for the new 13 relocation sites which are included in the 118 original sites approved. Randy explained the reason for the relocation of the 13 sites (see attached narrative) and provided a digital photo showing area where they will be placed in Phase IV. Chairman closed the public portion and there were no questions from abutters. Randy explained this was the former Barbara Spear property and that it has been timbered, there are some wooded and wet areas. The property borders Tilcon's plant. Brad asked if any open space would be set aside. Dave Jacobs, Lilac City Parks & Sales said he couldn't give an answer as he has a partner. Being the entrance and exit is a loop road, another means of egress for safety was discussed. Norm asked if the partner would be agreeable and Dave said they will discuss it. Norm brought up the 900' of road length and public safety. The applicant would consider possibly connecting to Evergreen Lane from the original Peaceful Pines road. Norm - there has to be an area set aside for recreation (10%) or 11.8 acres. Randy explained there is an existing ball field and pond area in front with open area off the loop where new homes will go. Randy explained there is probably about 7 to 7 1/2% recreation area now. Dave Jacobs said there is also area behind mobile homes where there is grassed open area. Norm said the issues are (1) road connection showing location and profile on plan - paved as in the rest of the park for safety, and 10% of total open space dedicated to recreation to be shown on the plan. Brad also mentioned thinking about a conservation easement on back open space. Kelly made motion to continue to April 23, 2002, Jim Horgan 2nd - all in favor -motion carried.
- **Site Review Application continuation by Craig Lancey for 53 Glen St. to construct 2 buildings housing a 4-unit & a 3-unit on existing open space on lot (Tax Map U10, Lot 114).** Craig Lancey is here to address the USGS Soil Survey Map provided by Randy Orvis and handed out at the last PB meeting on March 26, 2002. Craig asked to have the original U. S. Dept. of Interior map (copy in Code Enforcement Office) as part of the file. Craig got the U. S. Geological Survey, copied for the board and showing identified landmarks to the board. Craig spoke with George Mucher about his pond dug by him and Mr. Higgins backhoe and that it is not a natural pond - it is man made. This pond is 2 lots away and has access from Bunker St. Craig also said the U.S. Army Corps of Engineers Soil Book page (provided to board members) and Craig said this is also used by septic system designers and he explained the colored areas on the map. Craig brought new plans for the PB to review and read parts of the Zoning Ordinance regarding wetlands. He said the 3 culverts the Town of Farmington put in drain water across his land and this is not a natural phenomenon, neither is George Mucher's pond. The Zoning Ordinance states

a Class II wetland gives a method of determining Class II wetlands. This includes ecological integrity. Craig asked how many saw the pond. Some board members had seen it. According to the Zoning Ordinance and because of soil designation and wetlands scientist findings, it shouldn't affect our drinking water. The storm water report stated no negative impact, loss of vegetation (a mute point as it pertains). I'm not filling or building in wetlands. Every drop of water eventually has some impact, it is not a substantial part of our drinking water. Relationship to watershed is addressed by Tom Varney. Norm said you (Craig) are at odds with the Conservation Commission on finding of Class II wetland and that it is a contiguous wetland. Craig said he had no contention with the soil type.. Norm - the Conservation Commission states they feel it is a Class II wetland. We may refer to a certified soil scientist or wetlands scientist. Craig - Randy said he wasn't able to get a quorum on this issue with the Conservation Commission. Craig filed a "Dredge & Fill Permit and Randy Orvis appeared at the March 26, 2002 PB Meeting. Randy said they did not have quorum. Discussion followed. Paul Charron, new Code Enforcement Officer, stated Randy came to the Code Enforcement Office and Tom did not agree with Randy that this was a Class II contiguous wetland. Craig is concerned about the Conservation Commission dealing with this soon and not putting it off. Norm - the PB has authority to hire a wetlands scientist . Craig - I would like to know what this will cost and the determination on whether this is a contiguous wetland. If this person finds its contiguous I would like the methodology to determine this. John Fitch - the pond is not an issue. The issue is the question of this being a Class II wetland. Discussion followed and Norm said we are discussing designation on the USCG map and the contiguous wetland, not specifically the pond. Any area on the National Wetlands Inventory Map is considered a Class II wetlands. Brad - The National Wetlands Inventory designates certain areas as wetlands and soil type doesn't matter. The Zoning Ordinance says if they are contiguous it is designated Class II also. Brad suggested Craig read Section 4.03 (D) and to follow the 2 steps to get the area re-designated. Craig - in hiring the wetlands scientist, they shall submit a report of field findings to the Conservation Commission and the Planning Board. Brad - If you want to get on the Conservation Commission agenda you can call the Chairman and be put on the next agenda if possible. Norm - because your soil scientist said this is a Class 3 wetland and the Conservation Commission said it is Class II, then we need a Conservation Commission review. If the Conservation Commission comes up with a Class II, a third person will be hired to determine the class of wetland. Norm made motion to continue this to May 14, 2002, John 2nd - all in favor - motion carried. Walter Ratcliffe asked about the drainage study in the file and Craig's engineer not being present. Craig said he has done this for a number of years and doesn't have to drag the engineer in to the meeting. What about drain off of water? Also Tom Varney's drawing - lots are different than the Tax Maps and your plan. This would allow more or less according to the plan. Craig said a boundary survey has been done and Norm confirmed it is noted on the plan. No discussion.

- **Site Review Application by Craig Lancey for 55 Bunker St. (Tax Map U10, Lot 37), to add 9 residential housing units to existing 1 unit residence.** Craig presented new plans. Site Review Application was reviewed by Norm Russell. He has no problem with motioning the application as complete but has comments, Kelly 2nd application as complete - all in favor - motion carried. Craig read narrative (copy attached). Norm - the narrative is vague and lacking particulars about the impact on the immediate area of influence, the town in general, traffic generation, land use compatibility, aesthetics and school population. Craig - we used a nation-wide accepted system of data for rental impact. You can compare 9 units of mine to across the street and they are like night and day. There are different types of tenants depending on type of building funding. No professional or layman can tell actual impact - we can only go on site specific location, this is a 10-year history. For a loan, this would be an acceptable narrative. The only realistic way is to determine current practices. Until the building is created, you don't know - it is

done with a qualified background. The retention area was originally designed for parking and storage space. The engineer has left in place for consideration of water runoff. There will be walkout basements, a 20'x40' garage will be moved that is depicted as #3 on the plan which will be crane lifted. Bldg. #1 will be lifted and join #3 for a maintenance and management facility. It has a positive impact on clientele with an on-board manager. We will only impact what is necessary for the building and we will leave a 30' screening area of indigenous material. The abutting lot (Beauregard) and issue of water pressure was calculated (copy in file in CEO) for 2nd story water pressure and their house is higher and pressure is in excess. Sewer is a realistic existing manhole to tie into with a 2nd installed to take care of flow. Parking meets or exceeds criteria. This is a dead-end road with paving ending at Beauregard's. Mobile homes are at the end. Dept. Heads have met and I'm not aware of any problems. The driveway seems visibly good from 400 to 500' - being able to see passengers in vehicles in both directions. Beauregard (abutter) questioned lights in parking lot. Craig said there will be a lighted porch light, driveway, and headlights shining into his home is a concern. How high will the building be? Norm - these will be 2-story homes with 5/12 pitch with typical roof line. There will be a one foot variation to create a staggered roof line, a contiguous 32' x 42' structure - nine in a row, minor space of 1' each house free standing. Beauregard - will this home be the same as elevation of other homes in the area? Craig - yes - approximately plus or minus a foot or so. Houses will be step design. Beauregard - there are 18 parking spots - what about visitors? Craig - parking is designated and limited. Headlights issue - parking will be in back by the new garage. Lights will shine behind Beauregard's barn. Traffic will be in back. Beauregard - every time someone turns (R) I will see headlights. Craig - leases will restrict on-street parking. Craig explained on plan parking area and that the barn will be a great buffer. Roughly 65' of fencing will be done. Beauregard questioned diminished property values. Craig explained the building will be aesthetically pleasing and will be managed differently. Most tenants are in life transition. We have no subsidies. We have control over our tenants. Beauregard questioned pets. Craig said some pets are allowed - they have to be vet recommended. Beauregard - water pressure is a concern (will it drop?) as its not good now - will the town test? Norm explained a flow pressure and loss analysis is recommended for pipe sizing, etc. with tests by a qualified person is necessary. John Fitch - checked with Dale Sprague. Reservoir does not service property over 400' elevation. The Town Ordinance ? 30 lbs. at unit. Larger pipes needed to get to 30 lbs. Need layout of units. Dale will require adequate testing. Craig has lease provisions for problem animals. Tom Rue of 46 Bunker St. - across existing rental property, said the tenants he has had broken into our vehicles and the neighbor's yard. I'm concerned about type of tenants and 9 more units. It's a dark neighborhood and this will magnify the problem. It is all single-family now and we don't want to see this. You built all these houses - why in our neighborhood? Craig - I received no calls about any problems and no police calls. Sometimes information takes awhile to get back to me. There will be a sign. Rue - where will visitors park? Craig - we won't know the exact need until occupied. There is room - if there is a problem I will address it. Chairman interrupted process and stated to get through the agenda the board would address the Lot Line Revision by Packy Campbell. Chairman brought Craig's hearing back to order. Stephanie Nachez has concern about street and traffic, blind hill - cars zoom by and there are a lot of kids - how is traffic going to be managed? Craig intends to be a manager on site. She questioned how everything will be managed. Craig stated he has a broker with 13 years experience to control the real estate office and that he will spend a good deal of time at the project office. Craig said most traffic is through traffic. She is concerned about children. She also said this is an area of single-family residences. Craig said there are a number of mixed business and residences, some mobile homes. She asked about rental units and the screening process, barking dog, etc. Marshall Gibbs - questioned a site walk of the area and narrow sidewalks. Water pressure - he doesn't have enough water now to flush the toilet if water is being

used downhill. Chairman closed public portion. **John Fitch motioned to do a site walk at 55 Bunker Street and Kelly 2nd to be done at 6:00 p.m. on May 14, 2002 - all in favor - motion carried.** Kelly said we need a water pressure study done per Dale Sprague - suggest Craig get in touch with Dale on this for recommendation and procedure.

- **Lot Line Revision by Packy Campbell/RSA Development (no new lots to be created), lots affected Map U10, lots 17-2 and 17-3.** Dave Berry of Berry Surveying & Engineering is representing Packy and explained this is a minor Lot Line Revision of an approved plan over 2 months ago. Dave explained the bulldozer operator dug the foundation hole for a new home "off" and the purpose of this lot-line revision is to get this foundation correct by changing the property line. This does not affect the lots - it is still over .5 acres. Jim Horgan made motion to accept this plan as presented, Hiram 2nd, all in favor - motion carried.
- With no further business to conduct, Jim Horgan made motion to adjourn at 10:15, Kelly 2nd, all in favor - motion carried.

APPROVED

Norman Russell, Chairman
Planning Board
Town of Farmington

Date