**TOWN OF FARMINGTON**

**PLANNING BOARD**

**Tuesday, May 3, 2011**

**356 Main Street, Farmington, NH**

**Board Members Present:** Paul Parker, Dave Kestner and Glen Demers

Board Members Absent: Charlie Doke and Cindy Snowdon

**Selectmen’s Representative:** Charlie King

**Town Staff Present:** Director of Planning and Community Development Kathy Menici

**Public Present:** Neil Johnson

**At 6:05pm, Chairman Paul Parker opened the meeting.**

**BUSINESS BEFORE THE BOARD:**

* **Discussion of 2011 Work Projects:**

Paul started by saying he would like to see the Board look at the Lancelot Shores Subdivision zoning because the ZBA has had many applications before them regarding the lots and requirements. Kathy stated there are other similar areas that should be addressed in the same fashion, for example there are lots on Spring St. that are affected by the Rte. 11 rezoning (1000ft. setback). The Board members agreed that these would be good work projects.

Paul then added that he would also like to revisit the Subdivision Regulations because he feels that they can always be improved. Also, the Housing Ordinance should be looked at, after speaking with Dennis Roseberry. Kathy stated that town counsel suggested revamping the Housing Ordinance in its entirety and then include it in the Zoning Ordinances so it can be more readily enforced. Paul then stated he is not sure if the Board should start looking at the Master Plan to see what needs to be rewritten. Kathy replied that revisions are recommended every 5-10 years per the RSAs and she would recommend the Board look at a section at a time (each year) and maybe even take this year to set up a schedule to do so. Lastly, Paul stated he thinks the Board should work on a wind turbine ordinance.

***Paul Parker motioned to table this discussion until later in the meeting, 2nd Charlie King. Motion carried with all in favor.***

* **Any Other Business To Come Before the Board:**
1. **Discussion on addition of picnic tables at Farmer’s Kitchen –** Kathy explained that Farmer’s Kitchen would like to add picnic tables at their site. Just prior to opening, the owners’s recognized the need for outdoor seating for the take-out business, and now that they are open for business the need for outdoor seating has become apparent. Kathy added that they had discussed the idea during the original application but decided to wait until after the approval because the process was half way through before it was discussed. Town counsel has reviewed the idea of the picnic tables, at the request of Kathy, and they do not feel site plan review is required as long as the tables are not bolted down and food is not served directly to the tables.

The owner of Farmer’s Kitchen noted that they seeded an area between themselves and the Big Apple and they would like to place three picnic tables there for their patrons to utilize. Dave asked if it could be considered at an accessory use. Kathy replied that under the Table of Permitted Uses it is not allowed. Paul asked if breakfast items from the restaurant will be served outside and the applicant replied no, the restaurant will only serve food inside (food is on glass dishes).

Charlie and Paul both stated they feel it would be appropriate for the idea to go to have a minor site plan review so that abutters are notified and can respond if they would like to. Also, procedurally it would ensure everything is done correctly, including lighting. Dave and Glen agreed. Dave pointed to the definition of an accessory use and the Board members noted that Dennis Roseberry, as the Code Enforcement Officer, would be the only one who can make this interpretation.

***Charlie King motioned to recommend the addition of the picnic tables for Farmer’s Kitchen fall under minor site plan review and follow the appropriate notifications, 2nd Dave Kestner. Motion carried with all in favor.***

**PUBLIC HEARING AT 6:55PM**

**Public Hearing regarding Proposed Amendments to the Planning Board Rules and Procedures:**

Paul reviewed the changes being made. Kathy explained the reason for the change is to allow the Board of Selectmen to complete their appointment process before the Planning Board elections. Paul then noted that there are four openings on the Planning Board currently, with one full-time appointment and three alternates. Also there are openings on the ZBA.

Kathy also reviewed the only amendments and pointed out that there is an error at the end of the document with the final amendment date. ***Charlie King motioned to recognize the Scribner’s error regarding the March 20th amendment date, 2nd Dave Kestner. Motion carried with all in favor.***

Paul opened the public hearing and since there were no comments closed the public hearing.

***Charlie King motioned to adopt the Planning Board Rules and Procedure as amended, 2nd Dave Kestner. Motion carried with all in favor.***

**Continued Discussion on 2011 Work Projects:**

Kathy stated that she would like the Board to consider review of the Site Plan Regulations so that amendments can be made to make sure it is consistent with the Subdivision Regulations. The Board agreed this would be a good idea. The Board was in consensus to set the following priorities; 1. Lancelot Shores, 2. Rte. 11 zoning, 3. Wind Turbine Ordinance, 4. Housing Ordinance, and then the Subdivision/Site Plan Regulations.

**At 7:16pm, *Glen Demers motioned to adjourn, 2nd Dave Kestner. Motion carried.***

Respectfully Submitted,

Brandy Sanger

Recording Secretary

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Chairman, Paul Parker