**TOWN OF FARMINGTON**

**PLANNING BOARD**

**Tuesday, May 17, 2011**

**356 Main Street, Farmington, NH**

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

Board Members Absent: Cindy Snowdon

**Selectmen’s Representative:** Charlie King

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

**Public Present:** Neil Johnson, Dave Connolly, Jim Horgan, Terry Weatherly and Richard Meak.

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

**BUSINESS BEFORE THE BOARD:**

* **Review and Approve Meeting Minutes of April 19, 2011:**

***Charlie King motioned to continue the approval of the 4-19-11 minutes to the June 7, 2011 meeting, 2nd Dave Kestner. Motion carried with all in favor.***

* **Preliminary Discussion Re: Zoning of Lancelot Shores:**

Kathy stated that there are just under 200 lots in Lancelot Shores and during the zoning process the area was zoned agricultural that has a 3 acre minimum. The lots are mostly all one acre or under and therefore small projects, like a deck, require a variance from the Zoning Board. The 50 ft. front setback appears to be the most troublesome in this development. Kathy suggested the Board create a Lakeshore overlay or Lakeshore zoning district. Paul asked what the difference would be and Kathy replied nothing really, overlays are for areas that occur in several places in a town. Charlie King stated he would suggest an overlay district because with it you would only have to write the changes where as a new district would require a lot more work because a lot more things would have to be created.

* **Any Other Business To Come Before the Board:**
1. Kathy reported that a number of applications have been received for the department secretary position and are currently undergoing the interview process. Jim Horgan asked what the established hours are for the position and Kathy replied 20 hrs in the office and 5 hrs for minute taking.

***At 6:25pm, Charlie King motioned for a short recess, 2nd Dave Kestner. Motion carried with all in favor.***

**At 6:33pm the Board reconvened.**

**PUBLIC HEARING AT 6:33PM**

**Application for Major Site Plan Approval By: Frisbee Girls Family Partnership (Tax Map R03, Lot 17-2); To allow them to create an access drive and gravel lay-down areas for storage of parts, material and equipment, Industrial Business (IB) Zoning District, Parcel is located at Commerce Parkway:**

Richard Meak of Sebago Technics, explained that they would like to complete the approved cul-de-sac and then create a gravel access drive to the parcel. Also, included in the plan is Phase 2 (building for storage) and Phase 3 (large industrial building). The applicant is aware they would need to come back to the Planning Board for Phase 2 and 3 approval. For storm management on the property they would like to create a pond. Paul asked how large the pond will be and Mr. Meak replied that it is about 6 ft. deep with permanent standing water and is roughly 8,000 square ft. The lot itself is 25.5 acres. There is quite a bit of ledge and they are proposing a ½ ft. horizontal cut to every 1 ft. vertical. No utilities will be extended into the site at this time but will be stubbed up to the access road for future use.

The application was seen by the Technical Review Committee and the applicant provided revised plans to meet the concerns raised. Kathy added that the Water Department and DPW reviewed the revised plans and were satisfied with the revisions. Kathy asked if the laydown area will be utilized by Energy Resources Group and Mr. Weatherly replied no. Paul asked for the size of the laydown area and Mr. Meak replied the first one is roughly 1 acre and the second is roughly 160ft X 200ft. Paul asked what types of materials will be stored in the laydown area. Mr. Meak replied he believes it is for large new steel parts but he is really unsure.

Charlie K. questioned what provisions are being planned for the stormwater that will run between the two laydown areas because they appear to be running to an adjacent parcel. Mr. Meak replied there are stabilized rip rap swales planned and the intent is for the stormwater to be captured and directed to the stormwater treatment pond. Mr. Meak added that he can clarify the intent on the plans. Dave said he would like to see the adjacent parcel topography and conservation easement on the plan so it is clear where the stormwater will be directed to. Also, the emergency spill way should be identified on the plan. Mr. Meak replied he can depict this but the plan as is will not send water to the adjacent parcel as the pond will treat it and the spill way was designed to meet the 50 year flood design requirements.

Dave questioned why the applicant is creating a road around the two laydown areas instead of blasting more ledge and running the access across the areas. Mr. Meak noted he feels his proposal is the most cost effective. Dave also pointed out that some type of barrier might need to be constructed to stop people from going over the 30 ft. ledge on the backside and Mr. Meak replied they could install a fence/guardrail. Dave then pointed out that the stormwater coming off the ledge will also need to be addressed and Mr. Meak replied that he would take a better look at this.

Paul asked Kathy if the Board needs to be concerned with the Sensitive Slope/Area Ordinance and Kathy reviewed the Ordinance and said no, the plans seem to meet the requirements. Paul then followed up by asking if the application should be reviewed by the town’s peer review company and the Board was in agreement this should be done. Charlie K. then noted that a easement between the two parcels should be created in case the ownership changes of the parcels. Charlie asked who would be using these laydown areas and Mr. Weatherly replied that ERG will not be using the areas, it will be used by a tenant of the areas. Kathy requested a broad narrative for what types of materials will be stored on the laydown areas.

Paul opened the hearing to the public. Dave Connolly, Conservation Commission, asked how far away the pond is from the conservation easement. Jim Horgan, Conservation Commission, asked for the stormwater plan to meet the 100 yr. plan and for the conservation easement to be depicted on the plan. The Board was in agreement that the topography of the conservation easement and the area on the ERG lot where the access road will be constructed should be added to the plan because there have been historical issues on the ERG site with drainage and this proposal will add to the ERG site.

Dave pointed out that on sheet number 1, under general notes the minimum lot size should be 2 acres not one with 275 ft. of frontage. ***Charlie King motioned to have this application go through peer review for an on-site engineering review which would not include Commerce Parkway, 2nd Dave Kestner. Motion carried with all in favor.*** Kathy will forward a copy of the current plans to the town’s engineering service and ask them to prepare an estimate for the applicant to approve and then forward the revised plans to the engineer after the applicant has approved the estimate.

Paul closed the public hearing. ***Charlie King motioned to continue the application to June 21, 2011, 2nd Dave Kestner. Motion carried with all in favor.***

**At 7:41pm, *Dave Kestner motioned to adjourn, 2nd Glen Demers. Motion carried.***

Respectfully Submitted,

Brandy Sanger

Recording Secretary

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Chairman, Paul Parker