

**TOWN OF FARMINGTON
PLANNING BOARD
Tuesday, July 19, 2011
356 Main Street, Farmington, NH**

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

Selectmen's Representative: Charlie King

Town Staff Present: Director of Planning and Community Development Kathy Menici and Department Secretary Bette Anne Gallagher

Public Present: Neil Johnson

At 6:05pm, Chairman Paul Parker called the meeting to order and all present stood for the Pledge of Allegiance.

BUSINESS BEFORE THE BOARD:

- **Welcome to new staff member**

Chairman Paul Parker welcomed the new Department Secretary, Bette Anne Gallagher, stating to the Board that she comes to Farmington with considerable experience in and knowledge of planning and that he was confident she would serve the Board well. The Board members introduced themselves to Bette.

Paul put on record that Brandy Sanger, Recording Secretary, was still working for the Town although no longer for the Planning Board. He recognized her years of service to the Planning Board with thanks and stated that the Board wished her well.

- **Review and Approve Meeting Minutes of June 21, 2011**

Minor amendments in language for clarity were discussed and agreed upon.

Charlie Doke motioned to approve the minutes of June 21, 2011 as amended, 2nd Charlie King. Motion carried with Cindy Snowdon abstaining.

- ***Continued discussion re: possible zoning amendments for Lancelot Shores***

This subdivision was approved in 1965 and the current front setback (street side) was established in 2001 at 50 feet, the shorefront setback is a State mandated 50 feet and the average lot size is one-half acre. If a lot is 130 feet in depth, this would provide only a 30 foot area in which to build. In combination these setbacks can potentially create a hardship for the property owners

and there have already been applications before the ZBA. The Planner said that it is important for the Planning Board to recognize the special needs of this subdivision. The current 50 foot setback is inconsistent with other high density residential districts in Farmington.

During previous discussion on this issue, the Board considered a 25 or 30 foot setback. It was agreed that a 25 foot setback was reasonable but that it must be equitable for all and should be measured from the existing monuments on each lot.

Town Counsel will be consulted with regard to proper language to change the setback. The Board would like the language to be clear that Farmington is in no way waiving any State requirement.

Charlie Doke motioned that the Planner should speak to Town Counsel for language to change the setback in Lancelot Shores from 50 feet to 25 feet measured from existing monuments on existing parcels including merged parcels; 2nd Charlie King. Motion carried with all in favor.

At 6:50 pm David Kestner motioned for a short recess, 2nd Charlie Doke. Motion carried with all in favor.

At 7:00 pm the Board reconvened.

- ***Continued discussion re: possible zoning amendments for residential neighborhoods impacted by the 2009 Route 11 rezoning.***

Planner Menici directed the Board's attention to the map in their packets. The commercial zoning along Route 11 was changed in 2009 from 500 feet to 1,000 feet. The ZBA has seen a few cases for properties on Spring Street that want to build residential homes but cannot because it is commercially zoned and residential uses are not allowed.

Planner Menici said that when an application comes before the ZBA she looks at whether that particular zoning ordinance has caused a hardship. The area in issue extends along Route 11 from Tappan Street to the New Durham line with the east side of Route 11 most affected due to residential development. The west side of Route 11 does not have this problem.

In addition to the residential development, the Ela River separates Spring Street from Route 11.

The Board discussed that they feel this was an oversight on their part several years ago when the zoning changes were made. They wanted to encourage commercial development but the change in this area does not accomplish the goal of enhancing Route 11 for small commercial development.

The Board considered the map the Planner had distributed showing how she felt the line should be reconfigured and suggested a minor change at the Tappan Street end. Cindy Snowdon said the Planner had done a fine job and said she appreciates the time put in to this issue.

David Kestner suggested that language for an amendment be drafted to reflect the changes being discussed. The goal is to keep the residential area intact but encourage commercial development in other areas along Route 11. David said the language should be specific so the amendment establishes where the residential areas are.

It was questioned whether this amendment would address all issues of residential/commercial along Route 11. The Planner said it will take care of the majority, but not all.

David Kestner motioned to have Planner Menici develop a proposed amendment for a zoning district boundary change on the east side of Route 11 between Tappan Street and the New Durham line to follow the blue line on the handout with the changes discussed and agreed upon, 2nd Charlie King. Motion carried with all in favor.

- ***Any other business to come before the Board.***

David Kestner will not be in attendance at the August 2nd meeting and Charlie Doke will not be in attendance at the August 16th meeting.

At 7:25 pm, Charlie King motioned to adjourn, 2nd Cindy Snowdon. Motion carried with all in favor.

Respectfully Submitted,
Bette Anne Gallagher
Department Secretary

Chairman, Paul Parker