

**TOWN OF FARMINGTON  
PLANNING BOARD MEETING  
Tuesday, November 5, 2013  
356 Main Street, Farmington, NH**

**Board Members Present:** Paul Parker, Charles Doke, David Kestner, Glen Demers, Martin Laferte  
**Selectmen's Representative:** Charlie King  
**Board Members Absent/Excused:** Joshua Carlsen  
**Town Staff Present:** Director of Planning and Community Development Kathy Menici,  
Department Secretary Bette Anne Gallagher  
**Public Present:** Neil Johnson

**BUSINESS BEFORE THE BOARD:**

• **Pledge of Allegiance**

At 6:04 pm Chairman Parker called the meeting to order and all present stood for the Pledge of Allegiance.

• **Review and approve Meeting Minutes of October 22, 2013**

*Charlie King motioned to approve the minutes of October 22, 2013 as written; 2<sup>nd</sup> Martin Laferte. Motion carried with 5 in favor and 1 abstention.*

Martin Laferte said he would like to thank the Board's secretary, Bette Gallagher, for the excellent job she does on the minutes. He added that during his working career he had reviewed thousands of minutes and in his opinion Mrs. Gallagher does the best job he has seen. Other Board members agreed.

• **Continued discussion of High Density Development Node**

Jack Mettee had not yet arrived so the Board continued with board business while waiting for him.

• **Any other business to come before the Board**

Planner Menici said the calendar published by the State shows January 20th as the last day for the first public hearing but that is Civil Rights Day. She said that typically the State will allow some leeway in an instance such as this and she was waiting for an answer to the email sent to Chris Northrup about it. The meeting date can be discussed further on November 19<sup>th</sup>.

The Board had no other comments regarding the 2014 meeting schedule.

Chairman Parker said included in the members' packets was a notice from Strafford Regional Planning Commission regarding a class on Smart Growth scheduled for Wednesday, November 6<sup>th</sup> in Rochester. He said based on his attendance at these classes in the past it should be interesting. The Chairman said he was unable to attend because he had a CIP meeting but if anyone else had the time to attend it would be worthwhile.

Planner Menici said she had come across some minor conflicts in the Zoning Ordinance and on November 19<sup>th</sup> will have some proposals to correct references to other parts of the Zoning Ordinance.

The Planner said because she was not at the meeting when the Board discussed using an overlay versus rezoning she would like to revisit that so she completely understood the Board's feelings on the issue.

She reviewed that if an overlay district was used it would be on top of the underlying zoning district and the overlay currently in place for part of the area under consideration and this could create complexity in implementation. She said it was in the best interests of the project to rezone and would like the Board's thoughts on whether the area should be rezoned as commercial business or CIBO (commercial industrial business overlay).

David Kestner read the Board's discussion from the minutes of October 2<sup>nd</sup> regarding their decision to rezone the area.

Chairman Parker said he would like to see the area zoned as commercial business. Charlie King said he thought CIBO would allow more flexibility but the Chairman pointed out that the residential properties should be considered before introducing industrial uses. Charles Doke agreed.

Planner Menici said she would map out the residential parcels and if CIBO were used then there could be an amendment requiring a greater setback or buffer from a residential parcel. She added that any use would depend on the quality of the land pointing out that there are challenges from wetlands and in the area where Energy Resource Group is there are slope issues as well as wetlands. The Planner said that there is an 80 acre parcel to the east of Commerce Park that has just come on the market and between wetlands and steep slopes on the Route 11 side the listing agent has estimated that only about one and one-half acres are developable.

Chairman Parker suggested looking at soils and land surveys before rezoning. David Kestner said on Map R32 Lot 22 the front is already CIBO and the Planner clarified that would be 500 feet back. Mr. Kestner said the rest could go either way and it behooved the Board to mitigate the issues by increasing buffers so there would be no infringement into the residential parcels which are mostly on Route 153.

Glen Demers and Martin Laferte thought CIBO would be appropriate.

Planner Menici said the best way to address this would be to add language to the overlay district stating that if there is an abutting residential property then setbacks and buffers would be increased and specify by how much.

Planner Menici said the article that she copied for the Board from Fosters was interesting. The journalist talked with commercial and industrial real estate brokers in the region about what they see happening in the market place. The Chairman said he wondered how much was just wishful thinking. The Planner said it could be that or it could be their opinion from working in the field. She said the tone was optimistic and good to see.

***At 6:23 pm Martin Laferte motioned for a five minute recess; 2<sup>nd</sup> Charlie King. Motion carried with all in favor. Meeting reconvened at 6:33 pm.***

Planner Menici said she called Jack Mettee during the break and there was a misunderstanding on Mr. Mettee's part. He thought the meeting was on November 12<sup>th</sup> not tonight. He was in the process of working up language for zoning amendments for the high density district which he had planned to present next week.

She asked if the Board members wanted to end the meeting now and meet again next week or if they wanted to wait until the November 19<sup>th</sup> meeting. On that night the only application was for a minor subdivision on River Road. She explained that it is a parcel owned by Camerons who is proposing to subdivide 3.5 acres that has undeveloped waterfront on River Road and give it to the Town in exchange for a small piece on Route 11 in front of their sod farm. The Planner said it is a straight forward application with no significant issues.

The members briefly discussed dates. It was decided to schedule Jack Mettee for the regular meeting on November 19<sup>th</sup> instead of adding a meeting on November 12<sup>th</sup>. The subdivision application would be heard first and then the Board would have the discussion with Mr. Mettee.

***David Kestner motioned to meet with Jack Mettee on November 19<sup>th</sup>; 2<sup>nd</sup> Charles Doke.***

Discussion: Planner Menici said that gives her more time to meet with Jack Mettee and review the proposed zoning amendments. Chairman Parker asked that Mr. Mettee email the information ahead of time so the members could look it over and if there are any issues, the Planner should be notified. He said this would help the Board to be better prepared. The Planner said that since Mr. Mettee had been planning on attending a meeting on November 12<sup>th</sup> she will ask that he provide all the information to her by the end of the day on November 12<sup>th</sup> and she will in turn email and mail everything to the members on November 13<sup>th</sup>. That way the members will have time to communicate any comments or concerns to her so everyone will be prepared for November 19<sup>th</sup>.

***Motion carried with all in favor.***

Charles Doke informed the Board that he gave Mrs. Gallagher a certificate for the survey drawing that was dated for one year. Planner Menici thanked him for his generosity and asked if he would be willing to present the certificate to the winner. Mr. Doke agreed. On the rest of the Board's behalf Chairman Parker also thanked Mr. Doke for his generosity.

***At 6:45 pm Martin Laferte motioned to adjourn the meeting; 2<sup>nd</sup> Charlie King. Motion carried with all in favor.***

Respectfully submitted,  
Bette Anne Gallagher, Department Secretary

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Chairman, Paul Parker