

**TOWN OF FARMINGTON
PLANNING BOARD MEETING
Tuesday, January 7, 2014
356 Main Street, Farmington, NH**

Board Members Present: Paul Parker, David Kestner, Glen Demers, Martin Laferte

Selectmen's Representative:

Board Members Absent/Excused: Charlie King, Charles Doke

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

Public Present:

BUSINESS BEFORE THE BOARD:

- **Pledge of Allegiance**

At 6:31 pm Chairman Parker called the meeting to order and all present stood for the Pledge of Allegiance.

- **Review and approve Meeting Minutes of December 17, 2013**

Martin Laferte motioned to approve the minutes of December 17, 2013 as written; 2nd Glen Demers. Motion carried with 3 in favor and 1 abstaining.

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

Paul Parker motioned to defer all other business to the end of the meeting; 2nd David Kestner. Motion carried with all in favor.

PUBLIC HEARING - 6:30 pm

Chairman Parker stated that the draft of the amendments is on the Town website under the Planning Department. He then read the notice as published and each of the proposed amendments.

The Farmington Planning Board will hold a public hearing on proposed zoning amendments on January 7, 2014 at 6:30 p.m. at the Municipal Office Building, 356 Main Street, Farmington. A summary of the proposed zoning amendments is provided below; the full text of the proposed amendments is on file for public inspection at the Farmington Planning Department, Municipal Office Building, 356 Main Street, Farmington.

1. To amend Section 3.03 – Driveway Permits to correct references to specific paragraphs.

Planner Menici explained that the only changes made to this portion are to correct the reference that reads 3.04A to 3.03A and 3.04B to 3.03B. All other text remains unchanged.

Chairman Parker stated that this is the first public hearing and despite no one from the public being in attendance he would open the public discussion. He also stated that if no changes are made then the proposed amendment would be moved forward to Town warrant. He then closed the public portion.

David Kestner suggested that the Board go through all the amendments and then open all to discussion. However, the Planner said each one needed to be dealt with individually.

David Kestner motioned to move the proposed amendment to Section 3.03 to correct references to specific paragraphs to Town Warrant; 2nd Glen Demers. Motion carried with all in favor.

2. To delete Section 3.04 – Development of Rear Lots in its entirety and to reserve the section.

Chairman Parker said there had been quite a bit of discussion at past meetings on this issue and the Board decided this is the best solution.

Planner Menici said the reason this is proposed to be deleted is because it had come to the Town's attention in recent weeks that the Town's ordinance as written is not in compliance with State law.

Glen Demers motioned to move the proposed amendment to delete Section 3.04 to Town Warrant; 2nd Martin Laferte. Motion carried with all in favor.

3. To amend Section 3.14 – Housing and Other Standards, Paragraph (A) (4), to correct the reference to read Section 1.08 – Housing Maintenance and Occupancy Code.

Planner Menici explained that last year the Planning Board adopted into the Zoning Ordinance the Farmington Housing Maintenance and Occupancy Code that was previously a stand alone document based upon the recommendation of Town Counsel in order to streamline the enforcement procedure. Amendments were also made to the Code at that time. Section 3.14 references the Code as a stand alone document and this proposed amendment will read as adopted into the Zoning Ordinance and is really housekeeping.

Chairman Parker opened and closed the public portion.

Glen Demers motioned to move the proposed amendment to correct the reference to the Housing Maintenance and Occupancy Code to Town Warrant; 2nd David Kestner. Motion carried with all in favor.

4. To amend Section 4.04 – Floodplain Protection Overlay District, Paragraph (A) to add language to include all past and any future amendments to the Town of Farmington Floodplain Development Ordinance.

Chairman Parker asked the Planner to explain this amendment. Planner Menici said that this is another housekeeping item. The language currently refers to the ordinance being adopted September 1988 and amended March 8, 1994 and March 14, 2001 when in actuality there have been other amendments that have been adopted. Amending this paragraph was overlooked and the language being proposed will ensure that all past and future amendments will automatically be referenced.

The Chairman said the paragraph will now read "All development within a flood plain shall conform to the Town of Farmington Flood Plain Development Ordinance (adopted September 1988, as amended).

Chairman Parker opened and closed the public portion.

Glen Demers motioned to move the proposed amendment to amend Section 4.04 to add language to include all past and any future amendments to Town Warrant; 2nd Martin Laferte. Motion carried with all in favor

5. To add Section 4.06 – Route 11 Business Node Overlay District to allow higher density commercial/industrial development in specific areas when certain criteria are met.

Planner Menici said she did not advise reading this Section in its entirety because it was much too complex. She added the Board had many discussions regarding the Business Node Overlay District and the record could just

reference the draft that was published and posted with Town Clerk as required by State Statute, posted on the Town website and available for public review in the Planning Department.

Chairman Parker read the purpose to give an overview of what the Board was trying to accomplish:

B. Purpose

The purpose of the Route 11 Business Node Overlay District shall be to provide areas for retail, commercial and mixed uses that serve the community from readily accessible locations in a nodal development pattern that encourages economic development while preserving a New England character and landscape.

This is a continuing effort by the Planning Board to find ways to entice business development to the Route 11 area. Planner Menici asked Mr. Hall if there was a way to focus in on the map so the public could see the area. Mr. Hall was able to bring the map up on the screen.

The Planner pointed out on the map the district to the east of the Route 153 and Route 11 intersection explaining that it begins just east of that and travels along Route 11 ending at Pound Road and also from Route 11 to Route 153 continuing on Route 153 to the end of a vacant Town owned property past Sarah Greenfield. It also goes past the Golf Course, includes a portion of Paulson Road and then goes back out to Route 11. She said she is working on the number of properties and the total acreage and the map provides an overview.

Planner Menici said the Board has been working with a consultant for five or six months creating a Business Node Overlay District that will allow a higher density for commercial/light industrial development provided certain criteria are met. These criteria are addressed in the document and include building height, setbacks, and uses that will be permitted. The Business Node Overlay District provides for planned business development that allows reduced lot sizes, shared parking, reduced setbacks and common shared entrances. The authority for this type of development falls under State Statute that allows for innovative zoning districts.

Chairman Parker said this is an overlay district and does not change the existing underlying zoning district. Planner Menici added that because it is an overlay a property owner does not have to comply with the overlay but can choose to develop in compliance with the existing underlying zoning. The Chairman pointed out that the overlay opens up prospects for small and large businesses.

The Planner said it will allow owners to create a higher level of development than under current zoning. The Chairman added that it will hopefully bring opportunities as well as new tax revenue into the Town.

David Kestner said it was a minor issue but he thought there would be a note added to Section D (5)(t)(ii) for large scale retail. Planner Menici said the reason it was not added is that the Board wanted this Section to be consistent with the current Zoning Ordinance that does not identify large retail. Mr. Kestner said that was okay and retracted his comment.

Planner Menici said the Board worked really hard on this for a number of months with very interesting discussions. The end product will provide opportunities for types of development on Route 11 that is not encouraged by the existing ordinance.

Chairman Parker said he hopes everyone will take the opportunity to read this proposed ordinance in its entirety. He then opened and closed the public portion.

Martin Laferte motioned to move the New Section 4.06: Route 11 Business Node Overlay District to Town Warrant; 2nd Glen Demers. Motion carried with all in favor.

Chairman Parker said that takes care of all the proposed amendments and no second public hearing would be required. The Planner said all the proposed amendments are now in effect pending approval by the legislative body.

There was no further business before the Board.

At 7:00 pm Martin Laferte motioned to adjourn the meeting; 2nd Glen Demers. Motion carried with all in favor.

Respectfully submitted,
Bette Anne Gallagher, Department Secretary

Chairman, Paul Parker