

**TOWN OF FARMINGTON  
PLANNING BOARD MEETING  
Tuesday March 18, 2014  
356 Main Street, Farmington, NH**

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

**Selectmen's Representative:** Charlie King

**Board Members Absent/Excused:**

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

**Public Present:** Jeff Brownell, Tim Congram

**BUSINESS BEFORE THE BOARD:**

- **Pledge of Allegiance**

At 6:15 pm Chairman Parker called the meeting to order and all present stood for the Pledge of Allegiance.

- **Review and approve Meeting Minutes of March 4, 2014**

*Martin Laferte motioned to approve the minutes of March 4, 2014 as amended; 2<sup>nd</sup> Glen Demers. Motion carried with 5 in favor and 1 abstaining.*

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

Paul Parker said there was not enough time prior to the public hearing to discuss the Site Plan Design Review Regulations so he recommended continuing it to the end of the meeting.

*Charlie King motioned to continue the discussion of the Site Plan Design Review Regulations to the end of the meeting; 2<sup>nd</sup> Glen Demers. Motion carried with all in favor.*

Planner Menici said she received a survey from Norway Plains that was completed for a property owner in Town. It will be recorded and is being presented to the Planning Board as a formality. She said the members were given a copy of the current tax map because it is significantly different from the survey done in the field. The tax map was done by the metes and bounds contained in the deed which were probably misread at some point. She researched the deeds and the description accurately depicts what is on the survey but not what is on the tax map.

The Planner said the survey is presented to the Board for information only and will be given to Assessing to provide to the Town's mapping company for correction.

*At 6:24 pm Paul Parker motioned for a five minute recess; 2<sup>nd</sup> Charlie King. Motion carried with all in favor. Meeting reconvened at 6:32 pm.*

**PUBLIC HEARING - 6:30 pm**

**Application for Major Site Plan Approval By: Farmington Country Club (Tax Map R32 Lot 014); To allow for the construction of a 60 ft. by 100 ft. (6,000 sq. ft.) metal structure to be used as a maintenance and storage building. The parcel is located at 181 Main Street in the Suburban Residential Zoning District.**

Chairman Parker asked that one or two members from the Board of Directors step forward to speak for the Country Club. Tim and Jeff came forward. Chairman Parker asked Planner Menici to give the Board background on the application.

The Planner said that Tim spoke with Code Enforcement Officer Dennis Roseberry in early February about a proposed maintenance building and the CEO directed him to the Planner. She met with him and explained that he would need Site Plan Review by the Planning Board but he was past the deadline for the next meeting. Tim quickly put together an application in order to be placed on the Agenda so he could hear from the Board.

The Country Club is proposing to put up a metal building for which they brought photos. There is a lead time issue in ordering the building from the manufacturer and with the golfing season pending they wanted to be heard as soon as possible. Planner Menici told them there would be some issues regarding the missing information on the application.

Planner Menici went through the checklist for them to show what is required but not on the plan. This missing information is detailed in her memo to the Board. The applicant was given a copy of the memo. She said the applicant was hoping to receive conditional approval tonight so the building could be ordered. However, the Planner said there is a great deal of outstanding information and her biggest concerns were storm drainage and the significant size of the building located close to the abutting property. She said that according to the topographical information available water drains toward the abutting property and the applicant has submitted nothing to show how the drainage will be managed.

The Planner said the Board can go through the checklist and waive the missing items for the purpose of opening the public hearing or they can treat the application as conceptual and advise the applicants as to what is needed to proceed to a full public hearing.

Charlie King asked if this was noticed as a public hearing. The Planner said it was but the application can be continued to a time and date certain and the Board can advise the applicant as to what other information is needed for them to make an informed decision.

The Board discussed whether they would hear the application as a conceptual design discussion or full public hearing. Issues of concern to the Board:

- Drainage
- Landscaping
- Topography
- Existing conditions
- Power line that would cut through the building

If that line is removed, as indicated by the applicant, the Board will need to see documentation from PSNH regarding the existing easement. Planner Menici commented that she completed the checklist on the applicant's behalf and was not aware of this issue.

- Metal building prohibited in regulations

After considering the substantial amount of missing information, the Board decided to treat the application as a conceptual design discussion and put off the full hearing until April 15<sup>th</sup>. Tonight's goal will be to pinpoint the missing information that the applicant will need to submit in order to have a complete application.

***Charlie King motioned to treat this hearing as a conceptual design discussion; 2<sup>nd</sup> Glen Demers. Motion carried with all in favor.***

Chairman Parker reminded all present that this was a non-binding discussion for both the Board and the applicant.

David Kestner said the applicant will need to address the issue of runoff onto the abutting parcel that was subdivided in 2013 because based upon the contours observed as part of that application the water would flow

toward the abutting property. Jeff said one board member is working on that adding that the abutter's fence is ten feet into the Country Club's property and they may need to use that area for a swale as part of the drainage. Charlie King agreed that a storm drainage study prepared and signed by a professional would be necessary. He added that some of the items seem reasonable to waive. He asked about the manufacturer of the building and the applicant's timetable for ordering.

Tim said the building was from Olympia and they hoped to order quickly. Mr. King asked if the applicant had checked with CEO Roseberry about the code for snow loads to make sure the manufacturer was correct. The applicant said he was told by the sales representative that before production they check with the code official. Mr. King said he knows people that have had problems and he recommended that they ask questions so there are no problems after delivery.

Planner Menici said there is a bigger issue with the building but suggested that they go through her memo item by item. This was agreeable and the discussion started with page 2. Charlie King commented that much of the missing information was pretty basic and should all be provided.

- Driveway is plowed during winter so the snow storage area must be shown
- Lighting
- Storm Drainage
- Utilities
- Landscaping
- General Appearance

Planner Menici said that Section 30 D2 of the Site Plan Regulations referring to the exterior surfaces of buildings specifically states that "Exposed plain cinder block, corrugated steel, sheet plastic or sheet fiberglass are prohibited." She said that the applicant is proposing a corrugated steel building so a waiver will be needed. She also suggested that the Board discuss that if they do grant a waiver what types of screening will be required to offset it.

Tim said they are planning on a package steel building in tan and that there are examples of steel buildings being used in the area such as Spencer Johnson. In addition they already have a steel storage shed at the Country Club.

Chairman Parker said the Board is trying to maintain a New England character. Mr. King said he was not opposed but would like to see some additional screening or landscaping especially since this is primarily a residential area.

Planner Menici said this is a gateway into Town and asked what the height of the building will be. Jeff said it is 14 feet with a roof pitch of 2-12. Mr. King said that would make it approximately 20 feet to the peak. It was agreed that this makes it a substantial building next to the abutting house.

Tim said the roadside view will be only ten feet because the building will be sited into the banking. The Chairman asked if the building would be on a slab. Tim said it would be on a full foundation.

Planner Menici said her concern is not only on the road side but also as one approaches on the drive because that side of the building is also seen. If the Board is going to grant a waiver for the building her recommendation would be that since the regulations expressly prohibit steel buildings there has to be a significant offset for screening for those driving by, those approaching and also for the abutters. This is a 100 foot steel building in the suburban residential zone.

Martin Laferte asked about lighting stating that a building of that size must have some lighting but there is none shown on the plan. Tim said there will be some LED lighting outside on the side closest to the existing building. Planner Menici said the light cannot spill onto abutters.

Chairman Parker asked if the garage doors will be facing the Country Club or on the edge of the building. Tim said one will be on the 100-foot side of the building and one other will face the driving range.

Charlie King said he agreed with the Planner that if the Board considers a waiver for the building then they will need to see the applicant's best effort to screen the building. He also asked what would happen to the existing setback after screening and drainage is in place. The Planner explained that the setback is a building setback so the drainage and landscaping can be within it provided the drainage structure is not draining onto abutting property.

Jeff said the abutting property's fence is 10 plus feet onto the Country Club property and if it is moved there is a natural stand of hemlocks belonging to the Country Club that can be used as part of the screening. He agreed there may have to be more. Mr. King said to keep in mind that some of the trees may have to be removed as part of this project. The Board recommended that the survey that was part of the abutting property's subdivision last year and the Country Club's survey needed to be compared for agreement as to the property line.

Jeff stated that if they need to use the area between the fence and property line then the fence is an issue. He said the pin from the abutter's survey is there and the Country Club agrees with its position.

The Planner said the fence and the hemlocks need to be shown on the plan. David Kestner said water from the roof will splash quite a distance from the building and may impact the 15-foot buffer quite a bit and require the building to be sited further away from the property line.

Charlie King said when the applicant returns there will be a solid presentation of all the missing information including general appearance and that should answer most of the Board's questions. Chairman Parker said the applicant should work with Planner Menici for what is needed and what will be waivers. The Planner said that what might be waivers can be determined tonight although that might change at the public hearing.

Jeff said the majority of the plan is what he, as a licensed designer, tabulated during the septic plan preparation. The Planner said that the information provided on the survey is limited to what was needed to obtain septic approval. One of the items she discussed with Tim is that it appears from the contours provided that all runoff is draining onto the abutter's property. The applicant must manage the drainage flow and keep it on their property. She added that the Board needs to see additional contours in the development area so it can be evaluated properly.

Mr. King asked if there is a current survey on this parcel and if there was it must be verified that it agrees with the survey done at the time of the abutter's subdivision. Planner Menici said the applicant's plan should have a note referencing the abutter's survey and adding their metes and bounds description to this plan. The applicant should also reference his survey, if current.

It was suggested that a 250 foot contour area be shown to allow sufficient area to accommodate runoff with whatever drainage system is proposed. Charlie King suggested the use of a rain garden and Jeff said the soils on the property are outstanding and using a French Drain had been discussed. Mr. King said traditional drainage would use a lot of area and a rain garden would also work into the screening requirements.

- Elevations of existing and proposed buildings need to be shown and if cutting into the slope for the proposed building the applicant will need to show the Board what it will look like.
- Wetlands for the most part are located pretty far beyond this development area but soils should be added
- 250 feet is adequate or from the furthest point of the building show 100 to 150 feet
- PSNH easement should be shown
- Town owned Henry Wilson Memorial Site should be labeled because it is on the State registry of historic places
- Shape, size, height location and use of existing structures and proposed structure
- Solid Waste

The dumpster is currently in front of the existing building and it needs to be shown on the plan and must be screened both from the street and abutting properties.

The building will be used for storage and maintenance of golf carts including changing oil. The applicant said the oil will be collected in barrels and taken away. They will use the existing gasoline tanks. Planner Menici said to include that information in the narrative.

The applicant was reminded that everything was up for review with no grandfathering. It was emphasized that there must be sufficient screening for the metal building otherwise there could be an issue.

Jeff asked if it was the Board's consensus that a metal building waiver will be allowed. Martin Laferte said a metal building is not something he could support because it doesn't fit in with the Board's desired direction for development. Glen Demers said there is one there now and this new one is not optimum but could be okay if screened so it was not "in your face" and that the appearance must be softened.

Planner Menici said this property abuts the new district so if the Board grants a waiver, the Town must get something very significant regarding the landscaping in return otherwise people will say why the Country Club and not me. The Board must be able to demonstrate that the Country Club gave something significant in return.

David Kestner said the applicant could also go back to the manufacturer and ask about siding that looks like clapboards. He said he has seen the metal buildings in different colors and textures such as clapboard.

The Planner said that she would like to state for all to consider that the Planning Board had spent the better part of a year working on design guidelines and making a commitment to bringing quality development to the community. Discussion followed that this was not a primary structure but it was a large accessory building and must be screened properly. The metal building itself was not a problem but the Board asked to see color and design before making a decision. Additionally, this was an opportunity to add an improvement that looks better than what is currently there and improving the appearance with adequate landscaping benefited everyone.

The Chairman said the applicant should work with Planner Menici since she knows what the Board is looking for. Jeff said he was concerned about the Board splitting and not approving the application. Mr. King acknowledged that one member was opposed and one was on the fence.

Chairman Parker asked if the applicant was comfortable with the April 15th meeting. Planner Menici said the applicant will need to submit everything to her by April 1<sup>st</sup> so there is time for her to review, prepare memo and work with the applicant if any changes are needed. The Chairman noted that if the applicant is not prepared then a later date can be set.

***Charlie King motioned to continue the public hearing for Major Site Plan Approval for the Farmington Country Club to April 15th; 2<sup>nd</sup> David Kestner. Motion carried with all in favor.***

Levy Mistral from the Country Club's Board said they can get the information to the Planner by April 1<sup>st</sup> in time for the April 15<sup>th</sup> meeting and asked if there is any reason to think the Board won't make a decision on that date. The Chairman said if all the information is submitted the applicant can expect the Board to make a decision that night.

Mr. King addressed Planner Menici's concern about outside review of the drainage by saying that if the applicant's licensed engineer puts his or her stamp on it then he would be comfortable with it. Mr. Kestner said the applicant will need to prove the elevation and drainage work together.

The Board requested a color photo of the siding adding that the more information the applicant provides the easier it will be for the Board to make its decision.

***At 7:43 pm David Kestner motioned for a 5 minute recess; 2<sup>nd</sup> Charlie King. Motion carried with all in favor. Meeting reconvened at 7:54 pm.***

Planner Menici gave the Board a handout and explained that it was something she had prepared for Town meeting on Thursday regarding the TIF and the Community Tax Relief Incentive Program for downtown (79e). She thought it would be helpful for people attending the meeting that are not familiar with the programs. The handout is a quick fact sheet but there is more information on the Town's website.

Residents will be considering adopting the TIF district which is the same as the Business Node Overlay District, and the 79e District for downtown.

Charlie King asked if there would be a presentation. The Planner said she would do it but was not sure if it was appropriate for her to do so and that it might need to be presented by the Board of Selectmen or the Town Administrator. Mr. King said he would speak to TA Trefethen.

The articles (22, 23 and 24) are near the end so some brief comments would be helpful but not too in depth. Planner Menici said people have been paying attention so it may be best to wait and see if people are comfortable with the topics and any questions can be answered.

Mr. Kestner said only about 15 percent of registered voters showed up on voting day and town meeting night will be even less. Mr. King said it was closer to 17 percent.

Charles Doke said a lot of work went into these articles and hoped the residents understand that this is not to dip into pockets but to improve the Town. He said the Board and Staff had done an excellent job getting this into place.

### **Site Plan Review Regulations**

Planner Menici said the regulations had been gone through at the last meeting but the discussion was continued to tonight to allow additional review time. Chairman Parker said he could go through the regulations section by section or he could forego the reading. Mr. Kestner reminded the Board that they had been ready to vote but Martin Laferte requested additional time for review since he had missed some meetings for health reasons. He suggested that Mr. Laferte should ask any questions he might have.

Mr. Laferte said he had been sick but was now fortunately back to normal. He had reviewed the regulations and was okay with what he read.

***Martin Laferte motioned to accept as written Draft 2 of the Site Plan Review Regulations from February 10, 2014; 2<sup>nd</sup> Glen Demers. Motion carried with all in favor.***

The Board discussed a date for the public hearing and since tonight's application had been continued to April 15<sup>th</sup> and there was also the possibility of an additional application for that date the following motion was made:

***Charlie King motioned to schedule the Public Hearing for the Site Plan Review Regulations on May 6, 2014; 2<sup>nd</sup> Martin Laferte. Motion carried with all in favor.***

***At 8:10 pm Martin Laferte motioned to adjourn the meeting; 2<sup>nd</sup> Charles Doke. Motion carried with all in favor.***

Respectfully submitted,  
Bette Anne Gallagher, Department Secretary

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Chairman, Paul Parker