

**TOWN OF FARMINGTON
PLANNING BOARD MEETING
Tuesday May 6, 2014
356 Main Street, Farmington, NH**

Board Members Present: Paul Parker, Charles Doke, Glen Demers

Selectmen's Representative: Charlie King

Board Members Absent/Excused: David Kestner, Martin Laferte

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

Public Present: Tim Congram, Tobey Reynolds, Martin Gilman, David Silvia, Levi Myshrall, Roger Sargent, Peter Doyle, Russ Ham

BUSINESS BEFORE THE BOARD:

- **Pledge of Allegiance**

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

- **Review and approve Meeting Minutes of April 15, 2014**

Charlie King motioned to approve the minutes of April 15, 2014 as written; 2nd Glen Demers. Motion carried with 3 in favor and 1 abstaining.

- **Election of Officers continued from April 15, 2014**

Chairman Parker said there are still two Board officer positions to fill tonight and although David Kestner was not in attendance he said he would accept the position of Vice Chairman.

Charlie King motioned to nominate David Kestner for Vice Chairman; 2nd Glen Demers. Motion carried with all in favor.

Charlie King motioned to nominate Charles Doke for Secretary; 2nd Glen Demers. Motion carried with all in favor. Charles Doke accepted the nomination.

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

Chairman Parker said that Valley View School's Leadership Day is this Friday and this is just a reminder that it is open to all the Board members. He said he recognizes that it is difficult for those who are working to attend.

At 6:09 pm Paul Parker motioned for a recess until 6:30 pm for the public hearing; 2nd Charlie King. Motion carried with all in favor. Meeting reconvened at 6:32 pm.

PUBLIC HEARING - 6:30 pm

CONTINUED CASES:

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.
(Continued from April 15, 2014)**

The Chairman asked Planner Menici to bring the Board up to date on the information requested at the last meeting. The Planner said as she summarized in her memo the applicant provided soils designations and drainage swale notes. Although no dimensions were given there are elevations that depict the change from vertical to horizontal siding on the front of the building and three windows on the west elevation and the north elevation shows where the building will be set into the landscape. The height has been reduced by two feet and will now be 18 feet from footing to peak at the highest point.

Chairman Parker commented that the wall that fronts on Route 11, which is the first section to be seen, could use windows as well since the whole idea is to soften the structure's appearance. Tim Congram said that side really won't be seen because of natural screening.

Planner Menici said that she understands the soils are well drained but the applicant has not submitted any of the drainage calculations that were done and these must be submitted in the form of a report for the file. Tobey Reynolds said that could be done.

In response to a question, Mr. Congram clarified that the old metal maintenance shed will remain for now.

Planner Menici said that a Legend added to the plan will help so that when someone else looks at the file and is trying to understand the Board's approval process there will be an explanation as required by the Site Plan Review Regulations. Mr. Reynolds said that should not be a problem. Glen Demers clarified that anything not labeled on the Plan needs to go into the Legend so the Board knows what it is.

Chairman Parker said the Board has not seen any drainage numbers. Planner Menici said that the Board should keep in mind that the soil designations have been added to the Plan showing that these are all well drained soils and that Tobey Reynolds will sign and stamp the Plan as a professional engineer licensed in New Hampshire.

The Chairman said he is trying to determine whether a minor review by the Board's engineer will be necessary. The Planner said that if there were different soils on this site she would strongly recommend a peer review but the soil here is pretty much all sand.

Charlie King said in his opinion the stamp on the Plan and the calculations to be provided will be acceptable. He pointed out that the level spreader is shown parallel to the boundary line and asked if it should be rotated to accomplish directional flow. Mr. Reynolds said that very low flow was anticipated and it was more to take care of the disturbed soil at the end of the pipe. Beyond that point the natural grading directs the water back toward the Country Club's property as it does now. Mr. King asked how the applicant was going to insure that during the construction phase the flow would be directed as shown without a grading plan.

Planner Menici asked if Mr. King was asking for another Plan sheet for the construction phase. Mr. King said that wasn't necessary but he wanted to make sure the discharge would go where shown and also suggested a note on the Plan about re-grading. The Planner said an additional Plan sheet for construction would detail erosion control and storm water control during the construction phase. She said another option would be an easement from the abutter.

Mr. Reynolds said the flow from the pipe would spread out and just beyond it there is a huge wetland where the water goes now. Mr. King said he wanted to make sure that there was enough detail to insure that the proposed flow will be as shown.

The Chairman said during the past meetings the applicant said the drainage would not go onto the abutting property. Mr. Reynolds said it goes there now so the goal is not add any new flow and the drainage is just to take care of the additional water.

Planner Menici said that the issue that needs to be discussed is that the regulations state that when an owner makes changes then all is subject to review and they now have to demonstrate that all of the water will stay on their property.

Charlie King suggested that the Board make a condition through a note on the Plan that water will not spill over onto the adjacent property and no certificate of occupancy will be issued unless the condition is met. The Chairman asked if a review was necessary how it would be handled. Mr. King said that it would be up to the staff. Planner Menici said she would like to see a review part of the motion because since neither she nor CEO Roseberry were engineers it was not fair to place that burden on them. She added that the same situation was encountered with Winnisquam Wood Products and there was a very limited review by the Board's engineer with a cost under \$1,000.00.

The Planner said this requirement is part of the Regulations and only so much can be required of staff. She said that everyone recognized the value of the Country Club to the Town and the Board was trying to work with them to the best of their ability. There must be a very good reason to waive a requirement that has not been waived for other applicants.

Mr. King said his concern is that the proposed direction of outflow needs additional documentation to show the requirements will be met but he did not ask for an outside review. The Board discussed whether review should be considered or whether to accept the engineer's signature and stamp.

Chairman Parker opened the hearing to the public for comment.

Charlie King said that if there is going to be a conditional approval the applicant needs to submit a summary list of waivers. Planner Menici said waivers had been granted at the prior meeting but the metal building failed. The applicant has now come back with a change to the siding and the addition of windows.

Charlie King motioned to grant the waiver for the metal building based upon the revised plan; 2nd Glen Demers.

Discussion: Chairman Parker said he was very pleased to see the change in siding, the decreased height and the windows and although the Board was not requiring it, if a couple of windows could be added to the other side that would be nice.

Motion carried with all in favor.

Martin Gilman said if there is any runoff the Country Club can deal with it. Mr. Reynolds said there might be a drainage issue with the driveway for the abutter's newly created lot. Planner Menici said that Mrs. Merrill had an engineering review and all the water will flow onto her property. She said the driveway can be on the boundary line but must be elevated and/or tipped so that the flow remains on her property.

Chairman Parker closed the hearing to further public comment.

Planner Menici said that if the Board does not require an engineering review for a site plan review then they need the calculations for the file and also the Board needs to recognize the soil types as well drained sandy soils in the motion. She also suggested that instead of just soil delineation the applicant should add a note to the Plan that in the proposed development area these are the specific soils.

Charlie King motioned to grant site plan approval to the Farmington Country Club 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 with the following conditions:

- 1. Applicant to submit a written request for all waivers granted;***
- 2. Add note to the Plan regarding soil types for the area of disturbance and construction;***

3. *An Engineer licensed in the State of New Hampshire to sign and stamp the Plan and supply the necessary drainage calculations for the file.*
4. *Add note to the Plan that the drainage as shown satisfies a 50-year storm event; and*
5. *A note that all water flow from the drainage as proposed will stay on the Country Club's property.*

2nd Charles Doke. Motion carried with all in favor.

At 7:23 pm Charlie King motioned for a five minutes recess; 2nd Paul Parker. Motion carried with all in favor. Meeting reconvened at 7:31 pm.

PUBLIC HEARING:

A proposed revision to the Town of Farmington Site Plan Review Regulations to add a new Section 30-A Business Node Overlay District (BNOD) Development Standards.

Chairman Parker asked the Planner if this went along with the TIF District. Planner Menici said that was a financing mechanism that was not approved so it is off the table. However there was also a zoning amendment to create a Business Node Overlay District that allows a concentrated business development district at the intersection of Route 153 and Route 11 and extends out with essentially the same boundaries.

Charlie King clarified that this document is the same as what was already reviewed by the Board without any changes. The Planner confirmed this and said that it gives a developer an opportunity to create a higher level of development on a property than exists in the underlying zoning district and encourages other than strip development. She said the BNOD was adopted and these are the design standards that go with it and guide the developer. The Chairman commented that a property owner could use these standards or the underlying standards.

Charles Doke motioned to accept the regulations as written; 2nd Paul Parker. Motion carried with all in favor.

Chairman Parker asked the Board members to review the roster in their packets and if there were any changes to let staff know.

At 7:40 pm Glen Demers motioned to adjourn the meeting; 2nd Charles Doke. Motion carried with all in favor.

Respectfully submitted,
Bette Anne Gallagher, Department Secretary

Chairman, Paul Parker