

**TOWN OF FARMINGTON
PLANNING BOARD MEETING
Tuesday June 3, 2014
356 Main Street, Farmington, NH**

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

Selectmen's Representative: Charlie King

Board Members Absent/Excused: Martin Laferte

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

Public Present: None

BUSINESS BEFORE THE BOARD:

- **Pledge of Allegiance**

At 6:02 pm Chairman Parker called the meeting to order and all present stood for the Pledge of Allegiance.

- **Review and approve Meeting Minutes of May 20, 2014**

Charlie King motioned to approve the minutes of May 20, 2014 as written; 2nd David Kestner. Motion carried with four in favor and one abstaining.

- **Information Only: Boundary Line Agreement to be recorded for U2-77, U2-78 and U2-79**

Planner Menici explained that typically when there is not enough information to do a complete survey and identify the exact boundaries property owners will enter into a boundary line agreement as to where the lines are located and a surveyor then prepares a plan that is recorded. She asked Glen Demers if her summation was correct.

Mr. Demers said her explanation was correct adding that when boundary lines cannot be determined for whatever reason the parties agree, monuments are set and the plan is recorded making the new lines legal.

- **Continued discussion of goals and objectives for 2014**

Chairman Parker said that the Board had previously discussed four items for the 2014 goals and objectives:

1. Review of the Site Plan Review Regulations
2. Adding Low Impact Development to the Site Plan Review Regulations
3. Wetlands classifications in the Wetlands Overlay District
4. Buffer zones in the Wetlands Overlay District

The Chairman commented that all are worthwhile projects to undertake and suggested discussing items 1 and 2 together and then items 3 and 4 together. He asked the other members for their thoughts on priorities.

Planner Menici said she would like to undertake the Site Plan Review Regulations first. She said that the Board completed revisions to the Subdivision Regulations last year and the logical sequence would be to look at the Site Plan Review Regulations for revision adding that there is a lot of overlap between the two.

She said the Board looked at the existing regulations along with the State model and a draft presented by an interim planner which was based upon a draft prepared by the Rockingham Regional Planning Commission. The final document was a combination of all three. She would like to see the Site Plan Review Regulations also be brought up to date.

Chairman Parker said he was in agreement with the Planner's suggestion and asked the other members for their comments. All were in agreement to start with the Site Plan Review Regulations and then proceed in the order presented.

Charles Doke asked if the wetlands classifications referred to in the work list are the state designations. The Chairman said it would be Section 4.0, the Town's Wetlands Overlay District that will be reviewed for any corrections, clarifications or additions.

Planner Menici said her concern with the overlay section is that it is confusing not only to the public but also to her as a professional as well as to the Code Enforcement Officer. She said after working with the ordinance and having conversations with Randy Orvis over the past four years she has a better understanding of the Conservation Commission's objectives and how they should be applied.

The Planner said the ordinance talks about Class 1, 2 and 3 wetlands but no wetlands are designated class 1 in Farmington and until the Conservation Commission is ready to designate class 1 wetlands and invest in a study to identify them the discussion should concentrate on class 2 and 3. She said she would like to have the Conservation Commission included in the Board's discussion. Chairman Parker asked if a dual meeting should be held, but Planner Menici said a joint meeting was not necessary at this point. She said that the Site Plan Review regulations were the most important and then LID adding that now that she has gained a clearer understanding of the Conservation Commission's goals any changes to the ordinance are less important.

David Kestner said he had brought up the issue of the wetlands and was looking to add in a buffer for class 3 wetlands. He said there seems to be a trend to spread out into the class 3 wetlands and that in some of the newer subdivisions we are beginning to see the building of sheds and driveways right out to the wetlands. Planner Menici said she agrees completely that there should be some level of protection for the class 3 wetlands adding that no matter how big or small these wetlands are all have a function.

Mr. Kestner said that even though the Town doesn't have a class 1 designation there are some rivers that run through Farmington that other Towns use as part of their water supply. Glen Demers said the State regulations provide protection.

Mr. Kestner stated that the wetlands section needs only to provide some type of buffer for class 3 wetlands and this would not be a major overhaul. He said there is nothing now and only 50 feet on class 2 and that is not enough. He added that violations have been brought to the Board's attention and the Code Officer has had to deal with them. Mr. Kestner agreed with working on the Site Plan Review regulations first but said a revision to the wetlands ordinance will not take too long.

The Planner said it is the beginning of June and the Board can get to the wetlands by late October with enough time to have a zoning amendment ready by January.

The Board members agreed with the order of the proposed items for 2014.

Chairman Parker said there are two ways of proceeding: take the current Site Plan Review regulations and go through them piece by piece and add good ideas from the State model or reverse the process by using the State model and add good parts from our Site Plan Review regulations. He said the current regulations are fairly good and both the Board and Town are familiar with them but there are also a lot of good ideas in the State model.

Planner Menici said she would like to know which way the Board wants to proceed and that either way the result will be blended. She said the State model combines both subdivision and site plan into one document and although she recognizes that some criteria apply in both cases at this point Farmington is a small community and is keeping the two parts separate. The Planner said the Board was provided with the State model for site plan and she will also provide the subdivision part because they are intertwined.

The members agreed they would like to take the current Site Plan Review regulations and add applicable pieces from the State model.

Planner Menici said the State model has the applications procedures at the front as they apply to both sections. She suggested the focus should be on comparing the general standards (Section X) from the State model with the Town's design standards. Charles Doke suggested that they do a comparison.

The Planner said the next workshop is in August but there may be time to discuss this at the July 15th meeting and she will go through both sections and provide the Board with a comparison. The Chairman said if there is an influx of applications for July then the discussion can be put off until the August meeting. All the members agreed.

The Chairman said as it goes along with objectives and goals for 2014 he would like to discuss the TIF district. He said that at the last meeting Charles Doke had brought up the unfortunate demise of the TIF district and discussed a letter to the Selectmen stating that it would be in the Town's best interests to learn more about TIF and that it is too valuable a tool to abandon.

Mr. Doke said he understands it is a big expenditure but it is something that must be done and it is best to get as much information to the residents as possible. The voters must decide if Farmington is worth investing in especially with expansion going on all around us. He said the Board has good ideas and it is worthwhile presenting more information to encourage the Selectmen.

David Kestner said as the Planner pointed out basically our job is done and all we can now do is recommend to the Selectmen that they take another look at the TIF district and ask if they want to pursue it at the next Town meeting. He said that all we can do at this point is send a letter of recommendation to the Board of Selectmen as they are the ones who must decide if they want to move forward. He said that all the Board's good intentions may fall upon deaf ears but he did not know what could be done to improve the knowledge for residents. He said the Town doesn't have 1000 residents at a Town meeting but maybe have 100 or 150. The reality is that the Town won't get that kind of participation. The members agreed to send a letter to the Selectmen.

Planner Menici said she wanted to make the Board aware that there were a few articles in the newspaper about the TIF district and there were businesses that followed up to see the status. She said there was interest from both an existing Farmington business and from new businesses but they all needed Town sewer.

Chairman Parker said the Town cannot afford to provide it. The Planner said the TIF district is a way to do it. She said that in the past lots on Route 11 were chopped up into small pieces and now are inadequate (under 1 acre) and constrained now because only so much septic can be put on a small site and consequently a business cannot create what they need. She said this particular business is successful and wants to expand but its hands are tied because of limited septic capacity. The Planner said there was a business owner from another community who wanted to move out of a rental space to one he would own and make more efficient for his business but cannot do it on private septic.

Chairman Parker said one of the goals of TIF is to provide the balance needed between commercial and residential development. Planner Menici said she contacted DES about the former Collins-Aikman site and their response was that a TIF district is exactly what is needed to maximize development when clean up is complete.

Charlie King said he agreed the discussion should be put on the Selectmen's agenda to provide them with a better understanding and that maybe a power point presentation at Town meeting would be in order for residents.

Paul Parker motioned to create a letter to the Selectmen encouraging further review and education for the TIF District;

Discussion: Planner Menici said she would like to strategize before the letter is sent

2nd Charlie King. Motion carried with all in favor.

The Planner said that when the TIF failed, Jack Mettee had offered his assistance to develop a strategy for the Board and he was not looking for compensation. She will contact him and take him up on his offer.

Chairman Parker suggested that Planning Board members could attend the Board of Selectmen's meeting when the letter is presented. He said that he thought the support from the County Commissioners would have been sufficient. Planner Menici said the County Attorney was also there in support of the TIF district and that they were providing their support because they understand the long term benefits.

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

None

At 6:44 pm Charlie King motioned to adjourn the meeting; 2nd Charles Doke. Motion carried with all in favor.

Respectfully submitted,
Bette Anne Gallagher, Department Secretary

Chairman, Paul Parker