

**TOWN OF FARMINGTON  
PLANNING BOARD MEETING  
Tuesday, December 2, 2014  
356 Main Street, Farmington, NH**

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

**Selectmen's Representative:** Charlie King

**Board Members Absent/Excused:** David Kestner

**Town Staff Present:** Department Secretary Bette Anne Gallagher

**Public Present:** John Huckins, Robert Clarke, John Tsiros

**BUSINESS BEFORE THE BOARD:**

- **Pledge of Allegiance**

At 6:14 pm Chairman Parker called the meeting to order and all present stood for the Pledge of Allegiance.

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

*Martin Laferte motioned to approve the minutes of November 4, 2014 as written; 2<sup>nd</sup> Charlie King. Motion carried with all in favor.*

- *Discussion of Class VI driveway on Haywagon Road, Map R28 Lot 001 owned by John D. and Cheryl A. Huckins*

Chairman Parker said the Board solicited comments from the Police Department, Public Works, Fire Department and Code Enforcement. Comments were received from Dale Sprague related to drainage and storm water management and from Chief Lamb who had concerns related to access to the property and the road's ability to support the weight of fire and emergency apparatus.

Mr. Huckins said he had not seen the written comments from Dale Sprague but had spoken with him. He explained that last year he had created a logging road that was used by a tractor trailer and the ground is so hard that not even a rut occurred and is twice as wide as a typical driveway. He said he has already signed the Class VI Road Agreement.

This is a Class VI, non-maintained road to which the Town has a right of way. The public has the right to use the road and Mr. Huckins is required to maintain the road to his driveway which would be approximately 500 feet from the intersection of Meaderboro Road.

Mr. Huckins explained that if he cannot access the property from Haywagon then he could from Meaderboro but his driveway would be about 500 feet and the topography is difficult so it makes more sense to use the Class VI road and he will agree to the Town's requirements to maintain the road grading and do snow plowing. He also understands that he will need permission from the Town for any other work on the road.

The members discussed that anyone wanting to build on a Class VI road must sign a waiver of liability and that the Town will provide emergency services as best as possible.

Mr. Huckins said he understood the requirements so emergency apparatus can access the property but the recommendations from Public Works indicate more than he felt was necessary. Chairman Parker said it did appear to require more than the Board as seen in the past.

Charlie King said this discussion is for the Planning Board to review and comment on requirements submitted by Public Works and Fire from their standpoint and the Board of Selectmen will consider and make a final decision.

Mr. Huckins said the ground is very hard and packs like iron and he questioned the need for four inches of three-quarter to one inch gravel. The members recommended that Mr. Huckins contact Mr. Sprague to discuss and walk the area so they could come to an agreement.

Mr. Huckins agreed and noted that he might comply with the requirements as presently stated but would like to understand the reasoning behind them before agreeing. He will contact Mr. Sprague.

Charlie King said it was likely that the Board of Selectmen will follow Dale Sprague's recommendations whether as presented or as revised after the parties meet.

Chairman Parker said the applicant must be mindful of any wetlands and proper drainage. He said if the applicant changes the culvert he should follow Mr. Sprague's suggestion for size.

Glen Demers also recommended that Mr. Huckins talk to Dale Sprague and do a site walk. He added that the requirements seem excessive but Director Sprague may have a good reason for them.

***Charlie King motioned to recommend to the Board of Selectmen approval of a driveway on Haywagon Road, Tax Map R28 Lot 001 owned by John D. and Cheryl A. Huckins with the following conditions:***

- 1. Town of Farmington's Road and Driveway Standards for a Class V road must be met;***
- 2. Applicant to meet with Public Works Director Dale Sprague to discuss specific recommendations for the driveway; and***
- 3. Best Management practices regarding the wetlands and drainage must be followed.***

***2<sup>nd</sup> Glen Demers. Motion carried with all in favor.***

***Paul Parker motioned to table all remaining agenda items until after the public hearing; 2<sup>nd</sup> Charlie King. Motion carried with all in favor.***

### **PUBLIC HEARING - 6:30 pm**

**Request for Design Review By: John Tsiros, applicant, through Allen & Major Associates, Inc., agent, (Tax Map R31 Lot 014): To allow a 5,000 square foot retail building and related parking. Parcel is owned by Christos and Savoula Tsiros and is located at 18 Main Street in the Commercial Industrial Business Overlay Zoning District.**

In attendance were the applicant John Tsiros and Robert Clarke from Allen & Major Associates, Inc.

Mr. Clarke said they previously came in for a preliminary discussion and were asked to make changes. In accordance with the Board's suggestions the following changes have been made:

- Footprint reduced to 5,000 square feet to provide more green space
- Parking spaces required also reduced to coincide with the smaller size
- Impervious area is now less than 60 percent of the total property area
- Snow storage is in the back
- Retention area for infiltration is located in the green space
- One-way travel around the building is proposed with right turn only egress at the southerly end

Mr. Clarke said he thought all the Board had requested had been done and tonight they were looking for feedback from the Board and if positive then they will make formal application.

Chairman Parker said it appeared from the map that the northerly boundary extends over Precinct Road. Because the submission utilized an aerial photograph and tax maps it was agreed that the survey submitted with the formal application will correctly determine the boundaries.

Charlie King said as noted in the memo from Allen & Major, the applicant will need a variance from Section 4.06 G.2 of the Zoning Ordinance for frontage.

The use will be general retail with a drive through and since there is no tenant yet, there could be one business with 5,000 square feet or two with the square footage divided into 2,500 each or 2,000 and 3,000. The building is one story.

Chairman Parker noted that coming in the two-way entrance/exit there is parking on both sides of the roadway. Mr. Clarke said that was correct. The parking stalls are 20 feet deep and the travel way is 24 feet. He said travel is two way on the north or Precinct Road side and one way on the other three sides.

The Chairman said at the previous meeting there had been some conversation regarding an arrangement with Mr. Cardinal to use Precinct Road. Mr. Clarke said that access was removed because the applicant would have needed an agreement to use the private road.

Chairman Parker said this is a pre-existing, non-conforming lot and the 30-foot front setback where a 50 foot setback is required is the same as what was allowed for Irving. The members briefly discussed some of the features shown on the proposed plan including that a drive through is permitted in that zone. Charlie King said there might be some other requirements but those could be addressed in the formal application.

Storm water management was the next area discussed. Mr. Clarke described the infiltration system proposed. Charlie King suggested that the applicant consider incorporating low impact components into the design. Glen Demers suggested a rain garden as having less impact and taking up less space so the available space could be maximized.

Mr. Clarke agreed that it would then be an amenity instead of a hole in the ground.

The members commented that it was good to see a proposed business and were looking forward to the formal application for site review.

***At 6:50 pm Charlie King motioned for a five minute recess; 2<sup>nd</sup> Martin Laferte. Motion carried with all in favor. Meeting reconvened at 7:06 pm.***

- **Review of 2015 Meeting Schedule**

Chairman Parker asked if there were any issues with the proposed meeting dates particularly the November 3<sup>rd</sup> meeting since that would be Election Day. However, as 2015 is not a presidential election year it was agreed this was not a problem.

***Martin Laferte motioned to approve the proposed Meeting Schedule for 2015; 2<sup>nd</sup> Charlie King. Discussion: Chairman Parker noted the approval included the second sheet of deadline dates. Motion carried with all in favor.***

- **Continued Zoning Amendment discussions: delete child care as a home business and home occupation; minor site plan review committee members**

*Martin Laferte motioned to continue this discussion until the next meeting; 2<sup>nd</sup> Charlie King. Motion carried with all in favor.*

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

None

*At 7:12 pm Martin Laferte motioned to adjourn the meeting; 2<sup>nd</sup> Glen Demers. Motion carried with all in favor.*

Respectfully submitted,  
Bette Anne Gallagher, Department Secretary

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Chairman, Paul Parker