

**TOWN OF FARMINGTON  
PLANNING BOARD MEETING  
Tuesday, December 16, 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:** Planning Director Kathy Menici  
**Public Present:** Barbara Marsh, Steve Hoffner, Faye Hoffner, Randy Orvis

**BUSINESS BEFORE THE BOARD:**

- **Pledge of Allegiance**

At 6:00 pm Chairman Parker called the meeting to order and all present stood for the Pledge of Allegiance.

- **Review and approve Meeting Minutes of December 2, 2014**

*Martin Laferte motioned to approve the minutes of December 2, 2014 as written; 2<sup>nd</sup> Charlie King. Motion passed 5-0.*

- Director of Planning and Community Development Kathy Menici announced that she is retiring from her position, effective January 6, to spend more time with her children. Members expressed their regrets and wished her good luck.
- **Continued Zoning Amendment discussions**

Delete child care as a home business and home occupation:

Planner Menici told the Board that in 2007 the Board adopted child care as a residential accessory use and also adopted the state definition of child day care. Then in 2010 the Board adopted child care as a home business and home occupation creating a conflict with the 2007 regulation. She recommended that child care be completely deleted from the home occupation and home business section and keep the existing Table of Permitted Uses. Chairman Parker said he saw no benefit to keeping it in home business and home occupation and a consensus of the Board showed they agreed.

*Martin Laferte motioned to hold a Public Hearing on the matter scheduled for January 6, 2015. Seconded by Glen Demers. The motion passed 5-0.*

Minor Site Plan Review Committee Members:

Planner Menici told the Board that the committee currently consists of two members: the Building Inspector and the Planning Director. She recommended the number of members be increased to three so there would still be a quorum of members for a meeting should one of the members become unavailable. She recommended the Fire Chief or his designee become the third member of the committee.

Chairman Parker said that previously he favored naming an alternate member to take the place of a member unable to attend the meeting, but agreed that the addition of a third member was a better solution. The remainder of the Board agreed.

***Martin Laferte motioned to have the Minor Site Plan Review Committee consist of the Planning Director, Code Enforcement Officer /Building Inspector and the Fire Chief or his designee. Seconded by Charlie King. The motion passed 5-0.***

Chairman Parker then suggested the Board continue with the remaining agenda items after the Public Hearing.

***Paul Parker motioned to table the remaining agenda items until after the Public Hearing. Seconded by Martin Laferte. The motion passed 5-0.***

***Paul Parker motioned to break for a five minute recess. Seconded by Martin Laferte. The motion passed 5-0 at 6:25 p.m. The meeting reconvened at 6:30 p.m.***

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

**Application for Major Subdivision by: Louis P. and Carolyn P. Gregoire, applicants/property owners through Geometres Blue Hills, LLC as Agent (Tax Map R10, Lot 1) for property located at 166 Meaderboro Road. The applicant proposes to create two lots from the existing 101.42 acre parcel resulting in lots of 30.48+/- acres and 70.94+/- acres with an existing residence. The parcel is located in the Agricultural Residential (AR) Zoning District.**

Applicants Louis and Carolyn Gregoire, Randy Orvis of Geometres Blue Hills and abutters Barbara Marsh, Steve Hoffner and Faye Hoffner were in attendance.

Mr. Orvis said the applicants proposed a simple subdivision of a 100-acre lot into two lots consisting of 30 acres and 70 acres. They chose to apply for a major subdivision to protect the right for potential subdivision of the property in the future. He said a test pit was performed and described the property as gentle slopes with no wetlands or rock outcroppings.

Mr. Orvis said he was contacted by Planner Menici who informed him the applicants would need to request a waiver to Section 6, Paragraph B.1.d which states that lot sidelines must be perpendicular to straight streets and radial to curved streets. Mr. Orvis said the applicants wanted to use an existing stone wall to create the boundary line resulting in an irregular boundary line. He presented the waiver application to the Board for their approval. Planner Menici stated that the staff had no concerns with the application and noted that the proposed lots meet the frontage requirements and all required information has been submitted for a major subdivision. She added that the Code Enforcement Officer would verify the sidelines and setbacks when the building permit application is submitted.

Members had no further questions. Chairman Parker asked the Board to address the waiver issue.

***Charlie King motioned to grant a waiver to Section 6, Paragraph B.1.d of the Town's Subdivision Regulations based on the information submitted. Seconded by Martin Laferte. The motion passed 5-0.***

Chairman Parker then asked the Board for a motion to determine if the application is complete.

***Charlie King motioned to accept the application as substantially complete. Seconded by Martin Laferte. The motion passed 5-0.***

Chairman Parker then opened the meeting to public comment.

Abutter Steve Hoffner asked to view the application the Board was looking at and the Chairman invited him to do so. Mr. Hoffner said he was concerned that the property would be developed into many homes down the road and said he wanted to see the area remain rural.

Mr. Orvis said the applicants are of retirement age and have no plans to develop the property in that manner, but wanted to preserve the right to possibly add another lot in the future. Mr. Gregoire said they may add another four or five acre lot some day to help out a grandchild.

Mr. Laferte said the Board cannot tell the future, but if the applicants do have future plans for the property they will have to come back before the Board for approval.

Abutter Faye Hoffner said that the plan for a subdivision makes her nervous and that she and her husband purchased their home in a rural area to get away from subdivisions. She said they enjoy hunting and hoped the area would remain as it is.

Dover resident Cindy Poulin said she will be the new owner of one of the lots and plans to make a home there and keep the existing hayfield and woodlots.

There were no further public comments and no additional questions from the Board. Chairman Parker closed the public hearing at 6:50 p.m.

***Charlie King motioned to approve the application as presented. Seconded by Martin Laferte. The motion passed 5-0.***

***Paul Parker motioned for a five minute recess at 6:50 p.m. Seconded by Charlie King. The motion passed 5-0. The meeting reconvened at 7 p.m.***

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

Planner Menici said she received an email from Vice-Chairman Kestner stating that he was unable to attend the meeting because of additional work commitments due to the strike at FairPoint Communications. He said the strike is ongoing with no end in sight. His term is up in March and he is seeking input from Board members as to whether he should resign from the Board she said.

Chairman Parker said in this case he would hesitate to ask Mr. Kestner to resign. Charlie King said it was not necessary for Mr. Kestner to resign. He said this is temporary situation which will be resolved by March or he (Kestner) would not seek reappointment to the Board. Charles Doke said he agreed with Mr. King and does not think Mr. Kestner should resign. He added that the Vice Chairman can keep up to date with the Board as he is still receiving informational packets.

Chairman Parker asked Planner Menici to respond to Mr. Kestner and say the Board has no problem with him remaining on the Board. He hopes the issue will be resolved shortly so he can come back and have fun with the Board.

Chairman Parker asked if there was any other business to come before the Board. Hearing none, he donned his Santa hat and wished everyone a Merry Christmas and a Happy New Year on behalf of the Planning Board.

***Martin Laferte motioned to adjourn the meeting. Seconded by Glen Demers. The motion passed 5-0 at 7:05 p.m.***

Respectfully submitted,  
Kathleen Magoon  
Recording Secretary

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Chairman, Paul Parker