

**TOWN OF FARMINGTON
PLANNING BOARD MEETING
Tuesday, January 6, 2015
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: Director of Planning and Community Development Kathy Menici
Public Present:

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 16, 2014**

Martin Laferte motioned to approve the minutes of December 16, 2014 as written; 2nd Glen Demers. Motion carried with all in favor.

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

Planning Director Kathy Menici told the board that Nobis Engineering had submitted the weekly status reports for the PSNH utility pole maintenance plan. She provided copies of the reports with pictures of the work sites to the Board.

Planner Menici reported receipt of a letter from Project Manager Matthew Huckins of David R. Whitcher Builder Inc. on behalf of Catherine Natale. She explained that Ms. Natale received approval for construction of a general store at 576 Ten Rod Road in 2010. An amended plan to slightly expand the building footprint and improve the drainage plan was approved in 2012. Since that time Ms. Natale has been interviewing builders but was unable to find one that could meet the requirements to obtain a building permit. Unless the work is actively underway, the plan approval expires in one year. It has been over one year and now the applicant is requesting an extension of the approval for the project which would require a public hearing. Planner Menici said there have been no amendments to the Zoning or Planning regulations that affect the project since the approval was granted and the Board could waive the Site Plan Regulations requirement.

Chairman Parker asked what the issues are with starting the project. Planner Menici said Building Inspector Dennis Roseberry has been dealing with project and that she was unaware of any problems other than finding a builder for the project. She added that the Board could ask this and any other questions at a public hearing.

Charlie King motioned to allow consideration of an extension of the site plan approval for Catherine Natale, 576 Ten Rod Road at a public hearing; 2nd Glen Demers. Motion carried with all in favor.

Glen Demers asked if the Board needed to address a waiver for the project. Planner Menici said this could be done at the public hearing. The applicant or her representative would make a presentation, the public and Board members could ask questions, and then close the hearing. The Board could then make motions to waive Site Plan Regulation requirements, if needed, and to approve the extension request.

Board members then discussed ways to educate the public about the proposed TIF (Tax Increment Finance) District. Chairman Parker suggested that two Power Point presentations could be held at the old Town Hall describing the costs and benefits of creating the district to residents. He suggested holding one presentation in January and one in February which would allow more voters to attend.

Selectman Charlie King suggested that one presentation could be held and taped and then rebroadcast on the local cable TV channel.

Chairman Parker said there was a public hearing held last year which was rerun several times on TV and the article failed to gain voter approval at last year's Town Meeting. He asked for the date of this year's Annual Town Meeting and learned that it is scheduled for March 10. He also suggested asking the local newspaper to publish an informational article about the TIF District proposal and inviting Jack Mettee, President of Mettee Planning Consultants to participate in the presentation.

Charles Doke said there should be one public hearing in February, close to Town Meeting, which could be repeatedly telecast so the issue would be on people's minds close to Town Meeting in March.

Planner Menici said the Power Point presentation is almost completed and just needs some additional information condensed into bullet points.

After some additional discussion, Board members agreed to request one public hearing during the second week of February and ask that it be taped and broadcast on the local cable TV channel. Chairman Parker will discuss the request with Town Administrator Keith Trefethen.

Chairman Parker presented a gift and card on behalf of the Board to Planner Menici to thank her for all of her good work during her tenure as Planning Director. Board members wished her well in her retirement and expressed their appreciation for all of her efforts. The Planner thanked the Board for the coffee mug and their good wishes. She said she enjoyed her time in Farmington, but noted that her children need more of her time than she could give them while working full time.

Martin Laferte added that the Board's loss is the kids' gain.

At 6:25 pm Martin Laferte motioned to take a five minute break; 2nd Charlie King. Motion carried with all in favor. The meeting reconvened at 6:30 pm.

PUBLIC HEARING - 6:30 pm

The Farmington Planning Board will hold a public hearing on proposed zoning amendments on January 6, 2015 at 6:30 p.m. at the Municipal Office Building, 356 Main Street, Farmington. A summary of the proposed zoning amendments is provided below; the full text of the proposed amendments is on file for public inspection at the Farmington Planning Department, Municipal Office Building, 356 Main Street, Farmington.

- 1. To amend Paragraph D- Site Plan Review Authority of Section 1.02 - Authority to add the Fire Chief or his/her designee as a member of the Site Plan Review Committee.**
- 2. To delete *Child Care Operation of 3 children or less* from Section 5.01- Home Occupation, Paragraph 8.**
- 3. To delete *Child Care Operation of 5 children or less* from Section 5.02 - Home Occupation, Paragraph 3.**

No members of the public were present.

Board members were provided with copies of the 2015 warrant articles for ballot and the actual text of the zoning amendments if adopted, with the affected sections bolded or lined out.

Amendment 1:

Chairman Parker said the only change to Section 1.02, Paragraph D (Site Plan Review Authority) is to add the Fire Department Chief (or a designee) as a member of the Site Plan Review Committee, which would increase the number of committee members from two to three. He said the proposed change has been reviewed and approved by Town Counsel.

Consensus of the board showed the members agreed with the proposed amendment.

Chairman Parker opened the hearing to public comment and read the text of the proposed amendment. There were no members of the public in attendance, so no comments were received.

Chairman Parker then closed the public comment portion of the hearing. There was no additional discussion by Board members.

Charlie King motioned to move the proposed amendment to amend Paragraph D - Site Plan Review Authority of Section 1.02 - Authority to add the Fire Chief or his/her designee as a member of the Site Plan Review Committee to Town Warrant; 2nd Martin Laferte. Motion carried with all in favor.

Amendment 2:

Chairman Parker read the text of the proposed amendment to Section 5.01, Paragraph 8 (Home Occupation). He said the reason this amendment is proposed is because Paragraph 8, as written, conflicts with the Zoning Ordinance Table of Permitted Uses.

The chairman then opened the hearing for public comment. There were no comments and Chairman Parker closed the public comment portion of the hearing on the amendment.

There was no discussion by Board members.

Charlie King motioned to move the proposed amendment to delete Child Care Operation of 3 children or less from Section 5.01 - Home Occupation, Paragraph 8 to Town Warrant; 2nd Glen Demers. Motion carried with all in favor.

Amendment 3:

Chairman Parker read the text of the proposed amendment to Section 5.02, Paragraph 3 (Home Business). He said this amendment was proposed because Paragraph 3, as written, conflicts with Zoning Ordinance Table of Permitted Uses.

The Chairman then opened the hearing to public comment on this amendment. Hearing no comment, he then closed the public comment portion of the hearing.

There was no discussion by the Board.

Charlie King motioned to move the proposed amendment to delete Child Care Operation of 5 children or less from Section 5.02 - Home Occupation, Paragraph 3 to Town Warrant; 2nd Martin Laferte. Motion carried with all in favor.

Chairman Parker reminded residents that the suggested amendments are available at the Planning Office in the Municipal Building and online at the Town's website.

There was no further business before the Board.

At 6:45 pm Martin Laferte motioned to adjourn the meeting; 2nd Charlie King. Motion carried with all in favor.

Respectfully submitted,

Kathleen Magoon
Recording Secretary

Chairman, Paul Parker