

**TOWN OF FARMINGTON  
PLANNING BOARD MEETING  
Tuesday, January 20, 2015  
356 Main Street, Farmington, NH**

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

**Selectmen's Representative:** Charlie King

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

**Town Staff Present:** Interim Planner Michael Garrepy

**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; 2<sup>nd</sup> Charlie King. Motion carried with 5 in favor and 1 abstaining.*

- **Discussion with Michael Garrepy, Interim Planner**

Chairman Parker welcomed new member Tony Vittorioso to the board. Mr. Vittorioso said he appreciated being appointed to the Board and said he looks forward to learning a lot in the future.

Chairman Parker also welcomed the new Interim Planner Mike Garrepy to Town. He invited Mr. Garrepy to give the Board an overview of his accomplishments and discuss the Town's needs and expectations.

Mr. Garrepy said this will be his third time working with the Town of Farmington. The first time was in 2002 when he worked a planning consultant for a year and the second time was shortly before Kathy Menici began her tenure as the Planning Director. He said he has worked for the Town of Wakefield for about eight years providing planning services to the Town as needed. Mr. Garrepy said his services would include meeting with applicants, attending Board meetings and short and long range planning. He said that 80 to 90 percent of his time would be billable to the applicant which saves the Town money. He added that he is available on a long or short term basis and promised to get a contract offer to the Town Administrator which will then be presented to the Selectmen for review.

Chairman Parker said that some of the Board's goals for the coming year include the Tax Increment Finance (TIF) District and review of the Master Plan, Site Plan Regulations and Wetlands Ordinances.

Selectman Charlie King said the Board of Selectmen budgeted for a part-time interim Planner and suggested the Board prioritize its goals. They could then figure out a time line and expected costs for those goals he said. A consensus of the Board showed that the TIF District is the number one goal for the immediate future. Mr. Garrepy said he is not a TIF expert and suggested the Board continue their consultations with Planning Consultant Jack Mettee.

Selectman King said a Power Point presentation on the TIF District is planned which will be held at the Town Hall and will be taped and rebroadcast on the local cable TV channel.

Charles Doke agreed that the TIF District is the number one priority for the Board but added that they need to maintain the downtown area as well. He added that his term is up in March, but he is thinking about staying on the Board. Because of the complement of Board members, things have gotten straightened out and the Board is going in the right direction he said.

Martin Laferte said there are three proposed amendments that go before the voters in March. The first one concerns the addition of the Fire Chief to the Site Plan Review Committee. He noted that the committee presently has one member so he can't do anything as there is no quorum of the committee. He then asked if the Planner position is scheduled for a certain number of hours each week or is on an on-call basis.

Selectman King said the position was budgeted for a certain amount of hours each week on an as-needed basis. Mr. Garrepy said the Town doesn't need someone to just come and sit behind a desk. He said he is available to talk with the Department secretary and to meet with applicants and Board members as needed. This is a more productive use of time as well as taxpayers' and applicants' money he said.

Selectmen King said Selectmen also increased the department secretary's hours by six hours a week to provide more availability for the public. Chairman Parker said he thinks the secretary's hours will be Monday, Tuesday, Thursday and Friday from 9 a.m. to 3 p.m.

Martin Laferte said that two weeks ago the Town had a full-time planner five days a week. Now we have a secretary four days a week. He said the Code Enforcement Officer is not employed by the Planning Board and added that his job is to go out and inspect construction. Chairman Parker said the Building Inspector/CEO is a member of the "Planning Group".

Mr. Laferte again asked what has changed in two weeks and added that it makes no sense to close the office one day a week.

Selectman King said the Selectmen based their decision on the lack of work load in the Planning Office. Mr. Garrepy said he is here to fill in the gaps but that may not be a permanent situation.

***Martin Laferte motioned to have the Planning Board advise the Board of Selectmen that the Planning office should be manned five days a week by the secretary; 2<sup>nd</sup> Charlie Doke for discussion.***

**Discussion:** Charles Doke said he did not mean to disrespect Mr. Laferte, but noted that the Selectmen made the right decision (about the Planner and secretary). He said Laferte is not familiar with Mr. Garrepy's relationship with the Town and asked him to give Mr. Garrepy a chance to settle in. He added that the Board has other things to deal with now and can deal with the Planner situation as they go along. He then asked Laferte to withdraw his motion. Laferte did not respond.

Selectman King said the office is not busy and based on other priorities, Selectmen decided to reduce costs there. He added the Board of Selectmen has to do the best they can with the tax money they have and may have made a different decision if they (Planners) were busy.

Chairman Parker said he favored hiring a full time Planner, but agreed that the work load is a lot slower. He noted that when things are slow it is a good time to conduct reviews and make any needed changes. Glen Demers said that based on the lack of work, he is okay with the Selectmen's decision as long as the public is informed about the lack of office hours on Wednesdays.

Chairman Parker then called for the vote on the motion.

***The motion failed with 2 in favor and 4 opposed.***

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

Discussion then turned to preparing for the TIF District presentation at the Town Hall. Chairman Parker reported that he has not yet received the Power Point presentation from Kathy Menici as she is working on additional information to complete the display. He said he hopes to receive the completed presentation next week.

Board members then discussed choosing a date for the informational meeting.

Selectman King suggested the public meeting be held on the Board's workshop date of February 17<sup>th</sup>. Members then discussed if it would be better to schedule the presentation on a week day or on the week end to get a better turn out by residents.

Chairman Parker said that Planner Jack Mettee and the members of the Economic Development Committee should be invited to participate and he would check their availability. He also reminded the Board that a Public Hearing with an applicant is scheduled for February 17<sup>th</sup>. After some additional discussion, Board members decided to tentatively schedule the informational meeting for February 17<sup>th</sup> at the Municipal Building following the scheduled Public Hearing.

Chairman Parker then read an article printed in a back issue of the Rochester Times that he said highlights the need for a TIF District in Farmington. The article mainly concerned the business development in Rochester, but also contained a mention of statistical data in Farmington in the last paragraph of the story. The writer said that 89 percent of workers in Farmington commute to an out of town job. That means 2,800 are commuting to a job each week depleting their incomes due to gas and other commuting costs. Chairman Parker added that the article details how businesses moved to Rochester because of their TIF District and made several good points about the benefits of economic development.

Mike Garrepy said the city of Exeter is also considering setting up a TIF District and added that members should also consider what types of businesses they wish to attract. He said they should look at attracting skilled labor and high paying jobs, not just retail jobs. Chairman Parker said there is need for retail jobs as well because many people just starting their work careers, such as high school students, start out in retail jobs. He added that the problem is a lack of infrastructure and TIF would create a way to pay for it.

Charles Doke said in addition to bringing new business to Town, the infrastructure would also allow existing businesses to grow and expand. He said the Town has the tools and the skilled workers to make this work. We only need the public to understand (how TIF would benefit the town) he said.

Chairman Parker added that the Town needs to look to the future and not just paying today's bills.

Mike Garrepy then told the Board he would have a contract proposal sent to the Town Administrator first thing the next morning.

***At 6:50 pm Martin Laferte motioned to adjourn the meeting; 2<sup>nd</sup> Charlie King. Motion carried with all in favor.***

Respectfully submitted,

Kathleen Magoon  
Recording Secretary

---

Chairman, Paul Parker