

**TOWN OF FARMINGTON
PLANNING BOARD MEETING
Tuesday, May 19, 2015
356 Main Street, Farmington, NH**

Board Members Present: Charles Doke, David Kestner, Glen Demers, Martin Laferte

Selectmen's Representative: Jim Horgan

Board Members Absent/Excused: Anthony Vittorioso

Town Staff Present: Mike Garrepy (arrived at 6:30 pm)

Public Present: Elaine Aylard, Resta Detwiler

BUSINESS BEFORE THE BOARD:

- **Pledge of Allegiance**

At 6:15 pm Chairman Doke called the meeting to order and all present stood for the Pledge of Allegiance.

- **Review and approve Meeting Minutes of May 5, 2015**

Martin Laferte motioned to approve the minutes of May 5, 2015 as written; 2nd Glen Demers. Motion passed 4-0-1 (Jim Horgan abstained).

- **Continued discussion on Goals and Objectives for 2015**

Board members discussed the memo from CEO Dennis Roseberry regarding the definition of storage trailers and campers. The memo suggested it may be time to define outside storage units, disallow their use or allow their use with a permit and allow the use for a specific time frame with a valid permit. CEO Roseberry also suggested the Board may want to limit the number of campers on residential and vacant lots and set a limit on the cumulative number of days for their use per year.

Discussion included issues surrounding the lack of adequate facilities for campers used on residential and vacant lots, concerns about the suggested 30 day time limit for residents who leave Town for the winter but store their campers on their property during the rest of the year, defining the various types of storage units, limiting the size of units used for garages or storage and aesthetic values. After some additional discussion, consensus of the Board was to ask CEO Roseberry to attend the next meeting for further clarification on the matter. Vice-Chairman Kestner asked members to come up with their own suggestions for definitions and allowed time periods for storage trailers and campers for discussion with the CEO at that meeting.

Martin Laferte motioned to table the discussion of storage trailers to the June 2nd meeting with the Code Enforcement Officer; 2nd Jim Horgan. The motion passed unanimously.

Martin Laferte motioned to move the discussion on campers until the June 2nd meeting with CEO Roseberry; 2nd Jim Horgan. The motion passed unanimously.

- **Discussion on amount of bonding necessary for Eben Dorr driveway/road construction**

The Board discussed the amount of bonding the Town will require for the subdivision road/driveway planned for property located on Ten Rod Road owned by Eben Dorr.

A memo from the Planning Board Secretary Bette Gallagher stated that Kevin Gagne of the engineering firm FST said that Mr. Dorr would first need to provide his developer's construction cost estimates and a schedule of proposed work for the firm to review. He also requested the Board discuss work performed on the Town's behalf not covered under prior discussions.

Mrs. Gallagher suggested the requested information be obtained from Mr. Dorr so FST can review it and then schedule a final discussion by the Board at their June 2nd or 16th meeting. The Board will then be able to determine the amount needed to be escrowed based on FST's recommendations and the Town's Subdivision Regulations.

Interim Planner Mike Garrepy said he discussed the issue with Mr. Dorr and described the driveway plan as a small private road/driveway that will service two lots. He said that although the Board has the ability to require a cash or surety bond, he did not see the need for it for this small project. He added that the simplest way to insure the work will be completed correctly is to withhold the building permits for the lots until it is completed. This will motivate the owner to get the work done per the approved plan as the plans would not be recorded and there could be no transfer of lots without the permit.

Board members discussed the long history of concerns about the parcel as well as past violations. Discussion included the ability of the culvert installed at the site to withstand the weight of a fire truck, the width of the gravel roadway, the lack of a guardrail, concerns that the notice of decision was issued a year ago and that the road will not be built to the plans due to financial issues.

Mr. Garrepy said the funds for the project could be escrowed in phases such as completing the road work to the binder and then setting a bond for the top coat. He said Mr. Dorr said he is ready to build and be in compliance with the Town's requests. Selectman Horgan said he favored requiring a bond either all at once or in phases. He added that the applicant is not entitled to any favors after sitting there for years and the project is still not in compliance.

Mr. Garrepy said he thinks the parcel is in compliance and was not aware of any conditions of the plan that are not satisfied. He suggested Mr. Dorr be required to escrow an amount to cover the cost for the FST review and then schedule a pre-construction meeting with the FST engineer, the road agent (Public Works Director) and the Planner. He added that the Road Agent can also put up a reclamation bond so if the final road is not up to proper standards the Town can stabilize any issues. Mr. Garrepy said he would contact FST and suggest a meeting so everyone will be on the same page and there are no surprises.

Jim Horgan motioned to authorize the Planner to invest the time to get together with FST and the client to get information for the recommended escrow; 2nd Martin Laferte. The motion passed 5-0.

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

Resident Elaine Aylard spoke regarding the storage container/camper issues discussed by the Board. She asked if the Board is addressing the issues to manage a local issue or trying to deal with state regulations. Selectman Horgan said they are trying to address people living in substandard conditions on other people's properties. He said some serious health issues exist due to inadequate disposal facilities and possible dangerous conditions from supplying electricity from the residence to a camper through a small cord.

Ms. Aylard said she understood the possible danger of living in a camper with a small electrical cord. She said she felt as long they are not contaminating the air, land or water and are not bothering others, it is not her business. She said she did not want to see citizens harassed or spied on by fellow citizens. She asked the Board to try to protect people without violating their rights.

Resident Resta Detwiler told the Board that many people use the Quonset Huts for garages. She cited residents of Peaceful Pines Mobile Home Park as an area where the huts have been in use for years and asked what would

happen if a new ordinance were passed prohibiting them. Member Glen Demers suggested the existing huts would be “Grandfathered” and allowed to remain in place.

Ms. Detwiler also told the Board about the unpleasant conditions in the Town of Salisbury, Massachusetts when there were no Zoning Regulations and people were allowed to live in their campers year round.

Ms. Detwiler then asked the Board about the Code Enforcement Officer’s duties and how to handle a situation where a building is looking unsafe and may be about to fall down. Selectman Horgan said a resident can file a complaint directly with the CEO/Building Inspector or fill out a complaint form online or in person with the Selectmen’s Secretary. The Selectmen’s Secretary can also take a complaint by phone and will complete and submit the form on behalf of the caller.

Vice-Chairman Kestner asked if there has been an outcome to the discussion about the management of the 79-e and TIF Districts at a recent Board of Selectmen’s meeting. Selectman Horgan said concerns were expressed but there is no outcome yet as the matter is scheduled to be included on a future agenda.

At 7:40 pm Martin Laferte motioned to adjourn the meeting; 2nd Jim Horgan. The motion passed unanimously.

Respectfully submitted,
Kathleen Magoon, Recording Secretary

Charles Doke, Chairman