

**TOWN OF FARMINGTON  
PLANNING BOARD MEETING  
Tuesday, June 16, 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:**

**Public Present:** Resta Detwiler, Conservation Commission member; David Abood, resident; Andrea Pickett and Jacob Parlin, Rochester residents

**BUSINESS BEFORE THE BOARD:**

- **Pledge of Allegiance**

At 6:05 pm Chairman Doke called the meeting to order and all present stood for the Pledge of Allegiance.

- **Review and approve Meeting Minutes of June 2, 2015**

*Martin Laferte motioned to approve the minutes of June 2, 2015 as written; 2<sup>nd</sup> Glen Demers. The motion passed 5-0.*

- **Continued discussion on definitions for campers and storage containers**

Chairman Doke told the Board the basic definitions of campers and storage containers were not provided by the Interim Planner as requested. Chairman Doke then suggested the Board continue the discussion to the next meeting due to the lack of any new information.

*Charlie Doke motioned to continue the discussion to July 21, 2015; 2<sup>nd</sup> Dave Kestner.*

**Discussion:** Members discussed how to move forward with potential Zoning Ordinance changes designed to help the Building Inspector enforce the allowed/disallowed uses of campers and storage containers. During the discussion Rochester residents Andrea Pickett and Jacob Parlin arrived at the meeting and asked the Board to explain the purpose of the discussion. Chairman Doke gave a brief history of the process thus far. He explained the Board is considering amending existing Zoning Ordinances to provide guidance to the Building Inspector regarding the definition of campers and storage containers and determine a reasonable time frame for their use. He advised them to see the minutes of the last few meetings to catch up on the issue.

Resident David Abood told the Board he owns a home on Baxter Lake that took two years to build. He said when the original house was leveled by a fire there was a storage container on the site during the two year rebuilding process. He asked how long the container would be allowed on site going through the rebuilding process now.

Chairman Doke said storage containers may be allowed on the owner's property for longer time periods under certain circumstances such as the one described by Mr. Abood by a permit stating how long the

container is expected to be there. Vice-Chairman Kestner added that Abood's situation could call for a renewable permit so that the Building Inspector would be aware of the situation and have a reasonable timeline for resolution of the issue.

Mr. Parlin asked what the definition is of a "reasonable time frame" for a working class person.

Chairman Doke said the Board is in the embryo stage of the process.

Mr. Abood then discussed problems with the Association and speculated that they may be the ones spearheading the complaints to the Town about campers and storage containers at Lancelot Shores. He also asked how a plan to divide the property into 300 lots with weekend tents and campers has become privately owned lots with permanent homes. He also wondered how transparent they have been during the process.

*At 6:35 pm Charles Doke motioned for a five minute recess. The meeting was reconvened at 6:45 pm.*

Selectman Horgan asked the Chairman if he would allow some members of the public to speak about the camper issue. Chairman Doke agreed and allowed Mr. Parlin to address the Board.

Mr. Parlin told the Board he bought the property located at 25 Merlin Road two years ago and planned to build his dream home. He said he presently lives in Rochester with his four children. He explained that he brought the camper to the site to store tools during the construction of the home and is not living in it. He said the Lancelot Shores Association contacted the Building Inspector who informed him he had 15 days to remove the camper from the site.

Mr. Parlin said he also feels he is being bullied by the Association who originally gave him permission to keep the camper on the lot for one year. Mr. Parlin said he has a purchase and sales agreement for the lot and the deed will be transferred to him when debt is fully paid. He has made payments for two years and is invested in the property he said. Mr. Parlin said he told the Board his story to use as they consider their next actions and asked them to "leave room for people like us".

Chairman Doke closed the public comment portion of the meeting at 7 pm.

The Board did not vote on the motion.

- **Review of letter from Terri Lewis (Tax Map R56 Lot 007) regarding compliance with conditions of approval for Day Care Center approved on October 21, 2014**

The Board discussed a memo from the Planning Board Secretary stating Ms. Lewis received conditional approval to operate a daycare center on October 21, 2014 but no conditions have been satisfied. A follow-up letter was sent to Ms. Lewis informing her that the conditions must be satisfied so a final approval could be issued. If the conditions are not met, the approval would lapse and she would have to reapply to the board. The Secretary said the Ms. Lewis could not give a definite date as to when the requirements would be completed so she suggested the applicant request an extension and specify when the conditions would be met.

Vice-Chairman Kestner stated that the applicant has one year to comply with the Conditions of Approval and questioned why the matter was before the Board. Selectman Horgan added that after the one-year time period is up the applicant can also apply for an extension to complete the approval requirements.

***David Kestner motioned to table the matter until October; 2<sup>nd</sup> Martin Laferte. The motion passed unanimously.***

- **Formation of Committee for the Aquifer Protection Overlay District Update Project with SRPC**

The Board discussed a request from the Strafford Regional Planning Commission for a representative from the Planning Board to the Planning Committee to update the Aquifer Protection Overlay District. The SRPC plans to form a committee comprised of staff from the Public Works Department, Planning Department, Code Enforcement and representatives from the Conservation Commission and Planning Board. Martin Laferte agreed to represent the Planning Board and members Resta Detwiler and Jacquelin Bissell will represent the Conservation Commission. Public Works Director Dale Sprague and Planner Mike Garrepy will also be members of the committee. The first meeting is expected to be held in July.

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

Copies of the site activities summary by Nobis Engineering for the utility upgrade work were presented to Board members. The utility upgrade work has been completed and no additional site visits are planned.

Members briefly visited some other issues regarding the use of campers/storage containers on vacant lots to determine the next steps. Discussion included placing a mobile home on a lot while building a home on the lot, defining the proper secure electric connections and septic disposal for campers, recreational use of campers or mobile homes for winter activities, land that is leased with an option to buy or is rented which then involves a landlord, and homes constructed in increments.

Members decided to ask the Planning Board Secretary to contact the Interim Planner and again ask him to supply the requested information about the definitions for campers/storage units and set up the Eben Dorr meeting and inspection schedule.

Selectman Horgan reported the Sheepboro Road Bridge has now been certified as safe to cross. The bridge still needs to have the maximum weight allowed to be posted he said.

***At 7:35 pm Martin Laferte motioned to adjourn the meeting; 2<sup>nd</sup> Jim Horgan. The motion passed unanimously.***

Respectfully submitted,  
Kathleen Magoon, Recording Secretary

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Charles Doke, Chairman