

**TOWN OF FARMINGTON
PLANNING BOARD MEETING
Tuesday, August 4, 2015
356 Main Street, Farmington, NH**

Board Members Present: Charles Doke, David Kestner, Glen Demers, Martin Laferte, Anthony Vittorioso, and Selectmen's Representative Jim Horgan

Board Members Absent:

Town Staff Present:

Public Present:

BUSINESS BEFORE THE BOARD:

- **Pledge of Allegiance**

At 6:10 pm Chairman Doke called the meeting to order and all present stood for the Pledge of Allegiance.

- **Review and approve Meeting Minutes of July 21, 2015**

David Kestner motioned to approve the minutes of July 21, 2015 as written; 2nd Glen Demers. The motion passed unanimously.

- **Review of the First Draft for Zoning Amendment Changes for Campers**

Board members reviewed the draft document line by line and determined that it was transcribed correctly, served the requested purpose and appeared to be a good working document.

Jim Horgan motioned to send the document to the Planning Office; 2nd Glen Demers. The motion passed unanimously.

- **Discussion on Storage Containers**

Members reviewed a memo from Planning Board secretary Bette Gallagher and Code Enforcement Officer Dennis Roseberry regarding changes to the zoning regulations on storage trailers/containers. They suggested the Board define storage containers/trailers, permitted uses, time limits for their use and development of a permitting process for tracking them. Discussion included:

Section 1 – states the issue is not addressed in the regulations and should be included in Section 1.08 Housing Maintenance and Occupancy Code. Members agreed.

Section 2 – Definitions- Members determined the first paragraph is a definition but the remaining statements in this section are uses and suggested they be relocated or create an appendix for uses.

“No temporary storage unit...” – Members expressed concerns the statement may be overly restrictive and suggested “business inventory” and “commercial goods” be removed. They also suggested that solid waste be replaced with rubbish and to request a definition of illegal material, construction debris and demolition debris.

“With reasonable notice...” – Members said reasonable notice is too vague and should include a specific time frame for inspection. Discussion included would it matter if the unit does or doesn’t have a permit, require all units to be permitted, would permitting create an administrative burden, the ability to disallow use of non-wheeled units such as POD’s and Connex boxes and inclusion of a size limitation for units. The Board decided to request information about the State statute regarding the definition of metal storage containers and to have the issue reviewed by the Regional Planner.

“The temporary storage unit shall be maintained in good condition...” – Members suggested placing a period after the word condition to end the sentence. They suggested that requiring the unit to be free of any evidence of deterioration may be an unattainable standard and suggested removing it or put the word excessive in front of deterioration.

“The temporary storage unit may only be utilized...” – The Board questioned the fairness of not allowing someone renting a property to use a storage unit. Consensus was to remove both of these sentences.

“Temporary storage units shall meet zoning setbacks...” – The Board decided to leave this sentence as is.

Section 3 – This section states that storage units shall not be placed on vacant lots unless a building permit has been issued for new construction. Discussion included allowing units on vacant lots with permission of the owner, ability to disallow the use if the use meets setback requirements, screened and unscreened lots and allow the use with a permit. The Board decided to ask the Building Inspector why he included it and to redefine “vacant lot”.

Section 4 – This section would allow use of a storage unit during extensive home renovations for up to three months and may be renewable. Members said the time frame was too short and questioned the definition of extensive renovations. They suggested the time frame be extended to six months or one year and to include this requirement as part of the building permit.

Section 5 – This section would restrict the number of units to no more than one on the property at any time. Some members favored removal of the restriction and others favored adding an exception. Board members then said their decision on this issue is pending receipt of the requested definitions.

Section 6 – This line says such units shall not be considered an accessory structure. Members said to remove the word considered and replace it with “used as”.

Section 7 – Members did not disagree with the concept of disallowing accessory structures to the storage unit but suggested it needs to be worded differently.

Section 8 – This section says a unit will be considered a nuisance if it interferes with any other person’s comfortable enjoyment of life or property. Discussion included what happens if the unit is declared a nuisance, are obstructed views a nuisance, ability to disallow the use if it meets setbacks and property rights of the owner even if the neighbor dislikes it. Members decided to request more information from the Building Inspector on this issue.

Section 9 – This section states a permit required but no fee. Application must be made prior to unit being put on property. Members said they would like to determine if a limitation on size would be required as part of the permitting process. They also suggested the sentences be rewritten to include a no-cost permit shall be required and noted that “PIOR” should be spelled “PRIOR”. Members also discussed who controls the fee schedule for permits and noted that for some residents, the fee schedule is seen as a mechanism to subsidize the town’s costs.

Additional discussion included whether to separate the regulations regarding tractor trailer units into its own section and to request the Building Inspector to attend a Board meeting to answer questions. Chairman Doke said he would check on the Building Inspector’s availability and invite him to attend a Board meeting.

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

A. Aquifer Update – Strafford Regional Planning Committee Regional Planner Liz Durfee requested to meet with the Board to make a presentation on the Aquifer Update Project. The Board decided to ask her to make her presentation at the August 18th Planning Board meeting. Member Martin Laferte reported he attended the first Aquifer Update Planning Committee meeting held on July 28th and explained that most of the agenda contained organizational matters, setting up a time frame for completion of the update and providing information to the public. He noted that Town Administrator Arthur Capello and Public Works Director Dale Sprague also attended the meeting.

B. SRPC Dues – Chairman Doke advised the Board that the Board of Selectmen requested a vote of the Planning Board as to whether they wish to pay \$6,773.49 for the 2016 membership dues in the Strafford Regional Planning Commission. Discussion included that the dues amount is a significant increase and if there is any increase in benefits for member towns versus non-member towns. Board members decided to put the vote on hold until after discussing the matter with Regional Planner Liz Durfee at the August 18th meeting.

At 7:50 pm Martin Laferte motioned to adjourn the meeting; 2nd Jim Horgan. The motion passed unanimously.

Respectfully submitted,
Kathleen Magoon, Recording Secretary

Charles Doke, Chairman