

**TOWN OF FARMINGTON  
PLANNING BOARD MEETING  
Tuesday, September 1, 2015  
356 Main Street, Farmington, NH**

**Board Members Present:**

Charles Doke, Chairman  
David Kestner, Vice Chairman  
Glen Demers  
Martin Laferte  
Jim Horgan, Selectmen's Representative

**Board Members Absent:**

Anthony Vittorioso

**Town Staff Present:** None

**Public Present:** None

**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 August 18, 2015**

*Jim Horgan motioned to approve the minutes of August 18, 2015 as written; 2<sup>nd</sup> Martin Laferte. The motion passed 5-0.*

- **Continued discussion on storage containers**

The Board reviewed the draft ordinance regarding temporary storage units with recommended changes from the Building Inspector. Discussion included if the ordinance basically outlaws metal storage units without a building permit, storage purposes, creation of a permanent storage permit, requiring a temporary or permanent storage permit instead of a building permit, no fees for storage permits, concerns regarding interpretations by future staff and Board members, definition of "temporary" (timeframe), are permanent storage units taxable and prohibiting the use of storage units as homes or "colonies" without restricting the owner's use of the land.

Additional changes/questions by the Board are as follows:

Paragraph 7 – (No units on vacant land without a building permit for new construction) Some Board members favored striking this line and others suggested seeking clarification/rewrite from the Building Inspector. Discussion included several legitimate reasons for storage on vacant land where no building is intended such as for recreational and other vehicles, farming and timbering equipment instead of building a barn and allowing for permanent use if the unit meets setbacks, etc. Chairman Doke suggested striking the words after "unless" and replacing them with "a temporary storage unit permit is issued."

Paragraph 8 – (Temporary storage during home renovations) Strike the words "there are justifiable conditions" and replace with "conditions warrant".

Paragraph 9 – (No more than one unit) Members suggested keeping this line and adding "unless reviewed and approved by the Code Enforcement Officer".

Paragraph 10 – (No use as accessory structure) Members suggested striking this line as the allowed uses are included in the definition of storage units.

Discussion also included the definition of accessory use, how many renewals of the temporary permit would be allowed before the unit is considered permanent, and giving owners an avenue to convert from temporary to permanent use if desired without having to renew a permit every six months. Selectman Jim Horgan suggested: “After one renewal of the temporary permit, the Code Enforcement Officer shall reevaluate the need to classify the unit as permanent storage” be added to the ordinance.

Paragraph 14 – Members suggested changing “Building Department” to “Planning Department”, placing a period after the word “property” and eliminating the rest of the sentence.

The Board also noted that following clarification of their tax exempt status, information notifying applicants that permanent units may be subject to taxation may need to be added to the ordinance and/or the permit application. Chairman Doke said he will forward the document to the Planning Office for review and response by the Building Inspector.

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

None

**Next Meeting:** September 15, 2015 at 6:00 pm.

The agenda will include discussion of the SRPC membership with Cynthia Copeland, discussion of the Watson Subdivision, request for design review from ACM Specialized Metals and site plan review for Peter Brown with Regional Planner Liz Durfee.

*At 7:20 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