

**TOWN OF FARMINGTON
PLANNING BOARD MEETING
Tuesday, March 1, 2016
356 Main Street, Farmington, NH**

Board Members Present:

David Kestner, Vice Chairman
Glen Demers
Resta Detwiler
Martin Laferte

Board Members Absent:

Charlie Doke, Chairman
Jim Horgan, Selectmen's Rep.
Anthony Vittorioso

Staff Present:

Liz Durfee, Interim Planner

Others Present:

Attorney Arthur Hoover

BUSINESS BEFORE THE BOARD:

Call to Order/Pledge of Allegiance:

Vice Chairman David Kestner called the meeting to order at 6:10 p.m. All present stood for the Pledge of Allegiance.

Review Meeting Minutes:

February 2, 2016- Resta Detwiler motioned to approve the minutes as written; 2nd by Martin Laferte. The motion passed unanimously.

February 16, 2016- Page 2, Other Business, Section B, Voluntary Merger, last paragraph, second sentence- remove the word "the" after the word "if" and add the word "the" before "request". Martin Laferte motioned to approve the minutes as amended; 2nd by Glen Demers. The motion passed unanimously.

Continued Discussion of Active and Substantial Development:

Ms. Durfee recapped the board's actions at the previous meeting which included review of the requested changes to the draft of the 5 Year Exemption compiled on 2/23/16 and a discussion on the correct placement of the additions to the definition of active and substantial development in the Site Plan Review and Subdivision regulations. She noted that the town attorney has reviewed the language and the draft is "good to go" if the board is ready to approve it. Mr. Kestner noted the only additional change from the previous meeting was the actual recommended place to include the language is in Article IV, Section 50 of the Site Plan Review regulations and not in Section 49 as stated at the previous meeting.

Resta Detwiler motioned to approve the draft and incorporate it in the appropriate slot in the 5 Year Exemption in the Site Plan and Subdivision regulations; 2nd by Martin Laferte. The motion passed 4-0.

Any Other Business to Come before the Board:

A). Proposed Joint Meeting with the Economic Development Committee - Ms. Durfee told the board she spoke with Ms. Detwiler(also an EDC member) about holding a joint meeting of the two committees. She said they discussed the possibility of scheduling the joint meeting for one of the two Planning Board meetings in April and possible topics of discussion. Planning Board members then discussed which date to schedule the meeting based on the agendas and availability of EDC members and suggested the topics should include the 79-e District, the TIF District, the Economic Revitalization Zones and the Sarah Greenfield Business Park. Consensus of the board was to request Planning Board/EDC members Ms. Detwiler and Mr. Laferte to discuss the issue with the EDC members at their meeting scheduled for the next evening and report the results to Ms. Durfee.

B). 2016 Planning Board Project List- Ms. Durfee told the board that due to other priorities she did not complete the list and it was not included in their informational packets for this meeting. She added she is currently working on the list and plans to include it for the next meeting.

C). TIF District/Town Meeting Minutes- Ms. Durfee said following the discussion at the previous meeting, she researched the 2015 Town Meeting minutes and found that two items needed for TIF District- the creation of an advisory board and adoption of the management plan were not included in the warrant article. Both of the items are included in the 2016 Town Warrant she said. Mr. Kestner asked if the language in the warrants also covers the 79-e District. Mr. Demers replied that the 79-e District was previously approved and is “all set”.

Recess-Martin Laferte motioned to take a five minute recess; 2nd by Glen Demers. The motion passed unanimously at 6:25 p.m. The meeting reconvened at 6:35 p.m.

Continued Cases:

Amendment to the Subdivision approval of Map R38, Lot 02 located on Ten Rod Road in the Agricultural Residential District owned by Eben Dorr. As approved, Eben Dorr was to maintain ownership of the private road Alpine Drive and lot owners would be granted use of the road through an easement or restrictive covenant. Applicant requests that the Planning Board consider allowing the lot owners ½ interests in Alpine Drive.

Attorney Arthur Hoover came before the board on behalf of Mr. Dorr. Following a consultation with Town Attorney Keriann Roman, he presented a proposed amendment to the original plan approval to allow the owners of the lots to each obtain partial interest in the road when the lots are conveyed to them.

Ms. Durfee said a review of the meeting minutes from the date the plan was approved do not clearly state how ownership of road will be handled and that the town attorney reviewed the proposed revision and suggested it would be a “cleaner” way to manage the issue. She then noted the Emergency 911 system did not approve the street name “Alpine Drive” due to potential confusion with another road in town so the name has been changed to “Alpine Court”. She suggested the surveyor be requested to sign an affidavit stating an error was found on the recorded plan and to state the correct information.

Mr. Demers said that an affidavit will work, but noted that if the plan was recorded before the name change, then technically it is not a “mistake”. Members reviewed the plan for information on the road maintenance and restrictive covenants. Att. Hoover said the information could be found in the road maintenance declaration documents.

Mr. Kestner then asked for any additional comments or questions. Discussion included Alpine Court allows access to lots off Ten Rod Road. The Police and Fire Chiefs had no issue with the amendment as long as the road is maintained in case of emergency, the two lots are in the process of being sold, and the affidavit is an administrative issue and will be recorded with the original plan so a new subdivision plan is not necessary.

Martin Laferte motioned that the Planning Board confirm and approve that Alpine Court be deeded in perpetuity to the owners of Lot R38-2-2 and Lot R38-2-1; 2nd by Glen Demers. The motion passed unanimously.

New Cases:

Voluntary Lot Merger of R44, Lot 55 and R44, Lot 54. Lots are owned by Terry E. and Stacy M. Hokinson and located at 71 Chipmunk Lane.

Ms. Durfee reported that Code Enforcement Officer Denis Roseberry and Assessing Clerk Kelly Heon had no issues with the merger of these two lots and signed off on the matter.

Mr. Kestner noted the merger would result in an approx. 2.4 acre lot.

Mr. Demers asked what the new lot number would be for the lot. Ms. Durfee said she did not know the new lot number.

There were no other issues or concerns raised by the board.


Glen Demers motioned to approve the voluntary merger of lot R44-55 and R44-54 to become the lot number to be determined by the assessor; 2nd by Martin Laferte. The motion passed unanimously.

Adjournment:

Martin Laferte motioned to adjourn the meeting; 2nd by Resta Detwiler. The motion passed 4-0 at 7 p.m.

Respectively submitted,

Kathleen Magoon
Recording Secretary



Vice Chairman, David Kestner

