

**Town of Farmington
Planning Board Meeting**

**356 Main Street
Tuesday, May 3, 2016**

Minutes

Board Members Present:

David Kestner, Vice Chairman
Martin Laferte
Resta Detwiler
Glen Demers
Anthony Vittorioso
Jim Horgan, Selectmen's Rep.

Board Members Absent:

Charlie Doke, Chairman, excused

Town Staff Present:

Interim Planner Liz Durfee

Business Before the Board:

Call to Order/Pledge of Allegiance:

Vice Chairman Kestner called the meeting to order at 6:05 p.m. All present stood for the Pledge of Allegiance.

Review of Minutes:

April 5, 2016- Page 2,79-e District, third line- remove "approx.", Page 3,4th paragraph- add "be" before "mandatory", Page 4,6th paragraph- add "the" before "general" and before "rest", 10th paragraph- add "was" before "enough".

Mr. Horgan motioned to accept the minutes as amended; 2nd by Mr. Laferte. The motion passed unanimously.

April 19, 2016- Page 8, second sentence from the bottom- add "what" to read "what the board could do...", Page 9- add the word "Kitchen" after "Farmer's".

Mr. Laferte motioned to accept the minutes as amended; 2nd by Mr. Demers. The motion passed 5-0-1(Horgan abstained).

Review of Groundwater Protection Overlay District and FAQ's:

Ms. Durfee told the board the fact sheet was meant as a tool to assist in reviewing applications and proposals for uses in the district and was made possible through a grant from the Dept. of Environmental Services. She said the online version of the recently approved ordinance update is currently being revised and members will receive a print copy.

Board members reviewed the fact sheet and suggested the following changes/corrections:

Page 1, Question 3,item #2- add “to water infiltration” following “impervious”.

Page 1, 2nd paragraph from the bottom- list only one zone with its acronym as an example in the parenthesis (Agricultural Residential- AR).

Page 2,first question, item #1- add “without a home business or home occupation” after “residence”, item #2- remove the word “used”.

Page 2, Performance Standards, item #1- add “to water infiltration” after “impervious”.

Review of the TIF District Fact Sheet:

Ms. Durfee told the board she made the suggested changes to the sheet following the previous discussion and presented the draft for their review. She said that Economic Development Committee member Denise Roy-Palmer suggested compiling a similar fact sheet for the Economic Revitalization Zones (ERZ) to be included on the town website and as a printed copy.

Members reviewed the TIF fact sheet and made the following changes/corrections:

First paragraph- add “and water” following “sewer”, add “and NH Route 153” after “NH Route 11”.

Second paragraph, first sentence- add a “d” to “define”, second sentence-add “the” following the word “after”, third sentence- remove “or divert money from schools”, put a period after “taxes”.

Bottom of page, last sentence- Discussion included possible word missing between “based” and “including”, it may not affect the Agricultural zone and check to assure it reflects the Master Plan.

Review of the Community Revitalization Tax Relief Incentive:

The board reviewed the fact sheet for the incentive program based on RSA 79-e. Discussion included whether to remove “qualifying” structures from the purpose of the program, what types of housing units are eligible, applicants must make their case to Selectmen to determine eligibility, historic structures are included in the program and correcting the definition of “substantial rehabilitation” to reflect the state statute.

Consensus of the board was to make the following corrections:

Third paragraph, third sentence- add “at least” before “\$75,000” and before “15%”, 5th sentence- remove capital C and replace with lower case C on “Contributing”, change “promotes” to “promoting” and change “ increases” to “increasing”.

Ms. Durfee said she will make the recommended revisions and present the final copy at the next workshop meeting scheduled for June 7.

Recess- Mr. Laferte motioned for a five minute recess; 2nd by Mr. Demers. The motion passed unanimously at 7:05 p.m. The meeting reconvened at 7:15 p.m.

New Case:

Application for Voluntary Lot Merger of Map R-4, Lot 1 and Map R-4, Lot 2 located at 135 Ten Rod Road by Charles and Kathleen King. The new lot will be R-4, Lot 1.

Vice Chairman Kestner asked the members if there were any issues or concerns with voluntary merger

plan. Discussion included Norway Plains has not provided a revised plan showing 250 feet of road frontage, the merger is based on the current tax map, the boundary line adjustment for R-4, Lot 1 and Lot 1-1 was previously approved and the applicant proposes to dissolve the back lot line.

Mr. Laferte motioned to approve the voluntary lot merger as written; 2nd by Mr. Demers. The motion passed unanimously.

Discussion of Master Plan Review and Update Process:

Ms. Durfee noted that maybe not all of the current board members have participated in the Master Plan process and gave the board copies of The Master Planning Process distributed by the Southern New Hampshire Planning Commission as way to jumpstart the update of the plan. Discussion included researching available funding to update the plan, what are the first steps, what chapters need to be revised, what do members like or dislike about the current Master Plan, have all of the goals been achieved, addition of new goals, the plan was last updated in 2005, how to involve the public, updating statistics, review the old questionnaire, the tone of the questions, funding will come from the town budget, Selectmen “raided” the Planning Dept. budget, setting up a rolling chapter update and not putting the board’s “spin” on the updates. Consensus of the board was to read the Master Planning Process, read Chapter 1 of the Master Plan, and to determine what funding is available, what goals have been met and to review the old questionnaire if available at the June 7 workshop meeting.

Any Other Business to come Before the Board:

Ms. Detwiler told the board that the EDC recently conducted three ribbon cutting ceremonies and asked if the board would like to receive copies of the EDC meeting minutes to keep informed about what the committee is doing. Vice Chairman Kestner said to request that the Planning Dept. Secretary include the minutes in the members’ packets.

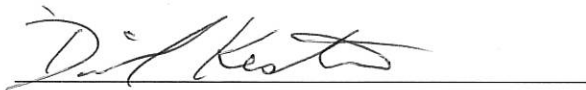
Adjournment:

Mr. Laferte motioned to adjourn the meeting; 2nd by Ms. Detwiler. The motion passed unanimously at 7:55 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary



David Kestner, Vice Chairman