

**TOWN OF FARMINGTON
PLANNING BOARD MEETING**

356 Main Street

Tuesday, May 17, 2016

MINUTES

Board Members Present:

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

Board Members Absent:

Charlie Doke, excused

Others Present:

Liz Durfee, Interim Planner
Ray Borden
John Huckins
Scott Lawler, P. E., Norway Plains Associates
Desiree Hafford

Business before the Board:

Call to Order/ Pledge of Allegiance:

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

Review of Meeting Minutes:

May 3, 2016-

Resta Detwiler motioned to accept the minutes as written; 2nd by Martin Laferte. The motion passed 6-0.

Any Other Business to come before the board:

EDC Update- Mr. Laferte told the board that he and Ms. Detwiler are also members of the Economic Development Committee which has recently become more active. He cited the addition of a new monthly newsletter aimed at local businesses and more participation by the committee and town officials in ribbon cutting ceremonies held to announce the opening of three new businesses in town as examples of recent

activities by EDC members. He asked the board if they would like him to represent the Planning Board to the EDC. Consensus of the board was to authorize Mr. Laferte to represent them on the EDC.

Mr. Vittorioso asked when the ribbon cutting ceremonies are usually held and how to get notice of when the next one is scheduled. Ms. Detwiler said the ceremonies are scheduled at the convenience of the business and that she notifies the members when the next event is scheduled.

Chestnut Hill Road Subdivision Site Visit: - Discussion included scheduling a time and date for the site walk, the location of the site, the workshop meeting will follow the site walk, how to provide the members with reduced copies of the subdivision plan for the walk, the purpose of the walk and if there is a need for two weeks notice. Consensus of the board was to schedule the site walk for 5:30 p.m. on June 7, 2016 if the property owner agrees and is available.

Review of Excavation Permit Compliance: Ms. Durfee said there is a 5 year excavation permit that will expire in November and some permits that were approved by Selectmen for one year with conditions that have not been enforced. She said she planned to work with the Code Enforcement Officer to review the status of the permits with the information provided to date and request a compliance update where needed. She suggested the board review the status of permits/plans to see if conditions set by the board are being met.

Ms. Durfee added the Assessing Clerk notified two pit owners to expect to be contacted by the board for compliance issues. She said the town has not been inspecting the pits and she was not sure if all of the owners have submitted plans to the Planning Dept.

Subdivision Regulations Update- Ms. Durfee told the board she found a conflict in the regulations where the timeframe allowed for a conditional approval states 90 days in one section and one year in another section. She asked if they could recall changing the timeframe or if it had been discussed recently. Board members said they did not recall any discussion to change the timeframe.

Mr. Kestner asked Ms. Durfee to search the minutes to see if the matter was discussed by the board. Ms. Durfee said she will bring her findings to the board at the next meeting.

Public Hearing – 6:30 p.m.:

Continued Cases:

Application for Major Site Plan Review by Brew Brothers, LLC through Jones & Beach Engineers, Inc., as agent (Tax Map R-20, Lot 23-1): The applicant proposes to construct an Aroma Joe's coffee shop and self storage facility. The parcel is located on NH Route 11 and is located in the Commercial Industrial Business (CIBO) District. Parcel is owned by Richard Sevigney, III.

Ms. Durfee told the board she was notified that the applicant would not attend the hearing and that they requested a continuance to the June meeting to allow them time to add the comments from the engineer into the plan. She said the town now has two sets of plans for the project and that the board did not accept the application as substantially complete without the traffic study at the last meeting.

Jim Horgan motioned to continue the hearing to June 21; 2nd by Glen Demers. The motion passed 6-0.

New Cases:

Application for Major Site Plan Approval By: Guy and Desiree Hafford Family Realty Trust through Scott Lawler, PE., Norway Plains Associates, Inc., Agent (Tax Map U8 Lot 32-1): To approve the construction of a 2,112 square foot building addition, the renovation of the existing Residential Care Facility (“Hattie’s Place”) to increase the number of beds from twelve (12) to fifteen (15), and the expansion of the existing parking lot and septic system. The parcel is located at 256 Main Street in the Suburban Residential (SR) District.

Scott Lawler of Norway Plains Associates made a presentation to the board regarding the proposed expansion of “Hattie’s Place”. He said the facility has existed since the 1980’s and was purchased by the current owners, Guy and Desiree Hafford in 1999. Patients have recently been moved to another facility until renovations are completed he said.

Mr. Lawler said the existing facility consists of a one and one-half story Cape style house with a single story addition and currently has town water, a septic system and a 60’ x 46’ parking lot with six parking spaces. Proposed construction includes demolition of the Cape and to replace it with a single story building with a 32’ x 66’ addition to accommodate 15 beds. The proposal also includes expansion of the parking lot to include two more parking spaces, a new porch, concrete ramps and walkways, relocation of the leach field, relocation and enclosure of the dumpster, two rain gardens for storm water management, landscaping along the foundation, walkways and entrance, lamp post lighting, fire suppression system and a free-standing sign with “up lighting”.

Mr. Lawler said they have also met with the adjacent property owners, the Farmington Cemetery Association regarding the purchase of a right-of- way along the east and rear property lines to provide more buffer between the facility and the cemetery and to increase the amount of snow storage available on the lot. Mrs. Hafford said the Association agreed to a 10’ right-of-way from the existing eastern lot line and a 15’ right-of-way from the rear lot line.

Mr. Lawler said snow storage and drainage can be addressed without the land acquisition but they may submit an amendment to the plan to include the lot line adjustment and installation of a swale instead of the stone drip edge.

Mr. Kestner asked Ms. Durfee if the Technical Review Committee had any issues with the proposal.

Ms. Durfee said the committee did not have any major concerns but Public Works Director Dale Sprague expressed concern that maintenance of the stone drip edge along the parking lot may be a challenge. She said the committee determined the existing parking is adequate, based on the number of employees and visitors and the two additional spaces will be sufficient. She added that Police Chief Drury said expansion of the parking area will make it easier for emergency vehicles to access the facility.

She said the committee has not seen the amended plans so she did not know if there are any other small issues with the proposal.

Mr. Lawler then provided a photo of the proposed sign which showed a free standing sign on two granite posts lit by two small up-lighting fixtures.

Mr. Kestner said the plan should include notation of the additional snow storage and the drainage detail showing how water will access the proposed rain gardens. Mr. Laferte also noted some names were misspelled on the plan.

Jim Horgan motioned to accept the application as substantially complete; 2nd by Glen Demers. The motion passed unanimously.

Vice Chairman Kestner then opened the hearing to public comment.

Abutter Ray Borden asked if the applicants planned to tear down the existing house. Mr. Lawler said the existing one and one-half story Cape will be demolished.

Mr. Borden then asked if the leach field will remain in its current location. Mr. Lawler said the leach field will be relocated to the rear of the property.

Mr. Borden added he was familiar with some of the other facilities owned by the Hafford's and stated they take nice care of them.

Mr. Borden said his property is located directly behind the facility and Mr. Horgan asked if there could be issues with the lighting or vehicle lights shining into his property after dark. Mr. Borden asked how many light poles will be installed.

Mr. Lawler said the parking is set up so vehicle lights will face away from Mr. Borden's property and the

pole lights are on the opposite side of the building from Mr. Borden's lot. He added they would be willing to install bushes at a later date if the lights become an issue.

There were no further public comments so Vice Chairman Kestner closed the public portion of the hearing at 6:55 p.m.

Mr. Kestner asked for the board members' comments or concerns. There no further comments from the board.

Mr. Horgan motioned to approve the application for a major site plan review contingent upon the following conditions;

- 1).Receipt of the required state and local permits
- 2).Water expansion in accordance with the Public Works Dept.
- 3).Installation of an approved fire suppression system
- 4).Submission of a modified plan with the appropriate typographical changes.

The motion was 2nd by Martin Laferte. The motion passed unanimously.

Jim Horgan motioned for a five minute recess; 2nd by Glen Demers. The motion passed unanimously at 7:05 p.m. The meeting reconvened at 7:10 p.m.

John Huckins asked if the board had chosen a date to visit his Chestnut Hill Road property. Mr. Kestner said that earlier in the meeting the board tentatively scheduled the site walk for June 7 at 5:30 p.m. with his approval. Mr. Huckins agreed to the scheduled visit.

Discussion included if the plan is "vested", there are no records of any inspections or what has been completed at the site, Joel Moulton was Road Agent at the time and conducted the road inspection, if bonding was required as a condition of approval, there have been many changes to the requirements for approval over the last 8-10 years, what changes are allowed once the plan is vested and impact fees as allowed by law.

Any Other Business: None.

Adjournment:

Mr. Laferte motioned to adjourn the meeting; 2nd by Ms. Detwiler. The motion passed unanimously at 7:25 p.m.

Respectively submitted
Kathleen Magoon
Recording Secretary

A handwritten signature in cursive script, appearing to read "David Kestner", is positioned above a solid horizontal line.

David Kestner, Vice Chairman