

**Town of Farmington  
Planning Board Meeting  
Tuesday, August 2, 2016**

**Board Members Present:**

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

**Board Members Absent:**

Anthony Vittorioso, excused

**Others Present:**

Liz Durfee, Interim Planner

**1). Call to Order/Pledge:**

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

**2). Review of Minutes:**

July 19, 2016- Page 4, 7<sup>th</sup> line- add a period to the end of the sentence.

Page 6, bottom of page- Ms. Durfee suggested the board clarify the Conditions of Approval for the Aroma Joe's site plan application as follows (additions in quotations):

- 1). Update the Drainage Report "to reflect the amended plan with no storage units";
- 2). Receipt of the "approved" DOT permit;
- 3). Site soil verification "per item 3.02 of Stantec's memo dated July 18, 2016";
- 4). Edits to "plan based on" sections 3.05, 3.06 and 3.07 "from" Stantec's memo dated July 18, 2016;
- 5). Correction to the cross references on the fences (change L1 to a vinyl fence), (no additions);
- 6). Revise "sheet" E1 and "sheet" C3 "to read one-quarter inch instead of one-half inch".

*Martin Laferte motioned to accept the minutes as amended; 2<sup>nd</sup> by Glen Demers. The motion passed 4-0-2 (Doke, Horgan abstained).*

**3). Any Other Business to Come Before the Board:**

A). Joint Meeting with EDC- Ms. Durfee said the joint meeting between the Planning Board and the Economic Development Committee is scheduled for September 6 and asked what topics the board would like to include on the agenda.

Topic suggestions included brown fields, Economic Development Zones, the 79-e program, the land use build out map, commercial/industrial lots for sale and the Collins-Aikman Superfund site. Ms. Durfee will confirm the date and send an agenda to the members.

B).Downtown Zoning- Mr. Horgan told the board that the town is at risk of losing some of the commercial space downtown due to conversion to residential uses. He said Selectmen expressed a desire to keep the current commercial spaces and suggested the board ask Ms. Durfee to look at the current zoning in downtown area and discuss any potential for a zoning change there at a future meeting.

C). EDC/DRED Meeting- Ms. Detwiler told the board that she is working on scheduling a meeting in Sept. or Oct. with a representative from DRED to discuss the Economic Development Zones and the 79-e programs. The meeting would be similar to one held recently in Somersworth where local business owners were invited to attend and learn about the programs she said.

D). Traffic Count Update- Ms. Durfee told the board that her Strafford Regional Planning Commission colleague Tom Brown conducted a traffic count on town roads and has been working with the Town Administrator and DPW Director to assess road conditions and paving needs. She said the data shows that approx. 10,000 vehicles pass through the downtown/Route 153 area. She will provide information on the traffic count for Route 11 when it becomes available.

#### **4). Discussion of 2005 Master Plan Vision Chapter:**

Ms. Durfee suggested the board begin the discussion by evaluating the progress made in meeting or working on goals listed in Section 3.0 of the Vision Chapter.

Mr. Laferte asked about the cost to revise the Master Plan and how the revision will be paid for.

Ms. Durfee said the cost for the revision was not specifically included in the Planning Board budget although there may be enough funds budgeted to complete revision of one chapter of the plan.

Discussion included using a private firm or an organization such as UNH or the SRPC to conduct the public outreach portion of the plan, if any grants are available to help with the cost, the town used a private firm in 2005 at a cost of about \$30,000 and to build in some funds for the project in next year's budget.

Ms. Durfee said the Town Administrator is reviewing the budget and possible funding options.

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She added that she contacted UNH about their community visioning process and that the SRPC plans to submit a cost proposal for the visioning work to the Town.

The board then discussed some of the issues from Section 3.0 of the Vision Chapter that were included as goals for 2020.

Members said some ways to create a more vibrant downtown include more parking, encourage participation in the 79-e and ERZ programs to improve the appeal of the area, find something to draw people downtown, add common area/ rest areas and make the area more user-friendly for handicapped persons and walkers.

Discussion also included the Police presence is leaving downtown, plans for the existing Police and Fire Station buildings, control municipal costs to give residents more spending money, creation of an incubator space to assist business start-ups, available transportation and recreation opportunities.

***Recess- Mr. Laferte motioned for a five minute break. 2<sup>nd</sup> by Mr. Kestner. The motion passed unanimously at 7:10 p.m.***

**The meeting reconvened at 7:20 p.m.**

The board continued the discussion following the break.

Ms. Detwiler said she would like to see more recreational opportunities for the youth in town, establish a senior center and more outdoor events.

Mr. Horgan said the Rec. Dept. Director may have a plan for the current Police Station when the dept. moves to the new building next year. He said a plan has not been approved and suggested the board have a discussion with the Director and find out “where he wants to go” with the building.

Ms. Detwiler said the town has expanded the network of recreational trails but more could be done to link them to in-town and out-of-town locations.

Mr. Horgan said Moose Mountain Regional Greenways is working to connect trails by purchasing parcels to provide a network of trails throughout the area.

Ms. Detwiler added that Moose Mountain Regional Alliance is compiling a list of things-to-do and places-to-stay to get people to come to town.

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Mr. Kestner said the use of motorized vehicles is restricted here while it is “booming up north”. He said the use should be expanded here and noted motorized vehicle riders are more likely to spend more money than bicyclists.

Ms. Detwiler added that EDC member Randy Orvis is working on bringing natural gas to town.

Mr. Kestner noted that not everyone would be comfortable living near a gas pipeline.

Ms. Durfee then told the board that the discussion was off to a good start and suggested they plan to revisit the discussion at a future meeting and get an idea of the status of the 2005 visioning goals.

**5). Adjournment:**

*Mr. Laferte motioned to adjourn the meeting.*

*2<sup>nd</sup> by Mr. Demers. The motion passed unanimously at 7:35 p.m.*

Respectively submitted,

Kathleen Magoon  
Recording Secretary



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Charles Doke, Chairman