

**Town of Farmington
356 Main Street
Planning Board Meeting Minutes
Tuesday, November 1, 2016**

MINUTES

Board Members Present:

Charlie Doke, Chairman
David Kestner, Vice Chairman
Martin Laferte
Resta Detwiler
Glen Demers

Board Members Absent:

Jim Horgan, Selectmen's Rep.

Others Present:

Liz Durfee, Interim Planner
Randy Orvis, Geometres Blue Hills

BUSINESS BEFORE THE BOARD:

Call to Order/Pledge of Allegiance:

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

Review of Minutes:

October 18, 2016 – No corrections or omissions.

Mr. Laferte motioned to approve the minutes as written; 2nd by Ms. Detwiler. The motion passed 5-0.

Continued Review of Draft Amendments Sign Ordinance:

Board members received copies of the suggested re-write of the Town sign regulations (Section 3.09) and excerpts from the sign regulations for the Cities of Somersworth and Rochester and the Town of Barrington for review.

Ms. Durfee said she revised the draft per the previous discussion at the last board meeting. Discussion included remove the track changes to make the document easier to read, clarify the definition of "copy" to include "text, symbols and language", add a maximum of 4 sq. ft. per side of a sign, multi-business and common shared signs, potential for multi-signs in the AR district, whether to eliminate or combine elements of Sections A,B and C.

Mr. Kestner said that Mr. Horgan previously expressed concerns with the total square footage allowed for signs in the village center as some of the existing signs exceed the requirement and with restrictions to motion and lighting on signs. He said he would like more information about his concerns and suggested the discussion be continued to the next meeting when Mr. Horgan is expected to be in attendance.

Ms. Durfee then asked the board for their opinions about business signs not in a commercial district. She said the draft regulation now says 1 sign per business but it previously allowed 1 sign on the building and 1 common sign.

Consensus of the board was to revisit the issue at the next meeting.

Ms. Durfee said at the last meeting members also discussed Section E Sign Properties and how to regulate and permit motion and lighting.

Discussion included changing the frequency of changing messages from once every 60 seconds to once every 30 seconds, whether to exempt date, time and temperature information from the frequency regulation, if the exemption violates the recent ruling against regulating by content, if gas station signs with pricing information violate the regulation, reviewing other portions of the sign ordinance not related to the recent court ruling and most of the other Towns' ordinances are similar to Farmington's ordinances with some subtle differences.

Mr. Kestner motioned to continue the discussion to the next workshop meeting scheduled for December 6, 2016; 2nd by Mr. Laferte. The motion passed 5-0.

Recess: Mr. Kestner motioned to take a 5 minute recess; 2nd by Ms. Detwiler. The motion passed 5-0 at 6:35 p.m.

Mr. Orvis left the meeting at 6:35 p.m. due to illness.

The meeting reconvened at 6:45 p.m.

Public Hearing

Continued Cases:

Application for Minor Subdivision by: James Woodman (Tax Map R57 Lot 13-1) by Randy

Orvis/Geometres Blue Hills, LLC, as agent: To subdivide the existing 17.28 acre parcel into two (2) parcels. The property is located in the Agricultural Residential (AR) District. Parcel is located at 117 Ten Rod Road.

Mr. Kestner explained that Mr. Orvis came to the board before the meeting began and stated that he has a health issue and requested the hearing be continued to December 20 with re-notice of the hearing and abutters to address the issues raised at the previous hearing.

Mr. Kestner motioned to grant the continuance of the hearing to December 20, 2016; 2nd by Mr. Demers. The motion passed 5-0.

Initial Discussion of Accessory Dwelling Units Zoning Amendment:

Ms. Durfee gave the members a 1 page handout including the options for regulating accessory dwelling units that could be added to the Zoning Ordinance. She said that all towns must allow the units in all districts where single family homes are permitted and cannot require double the minimum lot size required for the principle structure.

Mr. Demers asked what triggered this requirement.

Ms. Durfee said the Senate recently passed SB 146 in an attempt to provide more flexible and affordable housing options for the elderly and young people without increasing the burden on the towns.

She then told the board that the town can determine how the units can be allowed; by right with a building permit issued by the Building Inspector/Code Enforcement Officer, by Special Use/Conditional Use Permit (with review by the Planning Board) and by Special Exception per a ZBA review.

Mr. Kestner asked if the applicant could go before the Technical Review Committee (TRC) for review to avoid additional expense of going before the Planning Board or the ZBA.

Ms. Durfee said she thought it would be appropriate to have the applicant go before the Planning Board or the TRC if the units were allowed by a Special Use permit.

Consensus of the board was to recommend allowing the accessory dwelling units by Special Use/Conditional Use permits.

Ms. Durfee said she will write a draft with potential language for the Special Use/TRC permit process. Discussion also included whether to permit only attached units or also permit detached units, require one of the dwellings to be owner occupied, require that both units be in common ownership, require a certain number of off street parking spaces, limiting the size of the accessory unit, mobile homes, travel trailers and “tiny houses”, renovated basements, attics or upper floors in the principle unit and to maintain neighborhood aesthetics by requiring the accessory unit to be built of like materials. The board also discussed what the Town can't do such as restrict the size of the accessory unit to less than 750 feet or require that the occupants of both units be related.

Mr. Laferte said he would like to see the language of the actual bill.

Ms. Durfee said she would include the actual text in the members' packets for the next meeting.

Consensus of the board was to recommend accessory dwelling units must be attached to the primary dwelling unit.

Mr. Kestner requested that Ms. Durfee obtain an opinion from Building Inspector Dennis Roseberry about the new law and any potential pit falls to be avoided.

The board advised Ms. Durfee to pursue draft language requiring at least 2 off street parking spaces must be provided for the accessory unit, the owner must occupy one of the 2 units, the attached units must be of like materials to the primary unit and to limit the size of the accessory unit to not exceed 40% of the principle unit.

Mr. Kestner then asked that Ms. Durfee find out the number and dates of the public hearings required for changes to the Zoning Ordinance to be included on the 2017 Town Meeting warrant.

Consensus of the board was to continue the discussion at the December 6, 2016 board meeting.

Any Other Business to come before the Board:

SELT Water Protection Project- Ms. Durfee told the board that the Southeast Land Trust has been working on a plan to conserve and protect a 60 acre parcel of land on Sheepboro Road near the City of Rochester's Reservoir and within the Town of Farmington's Agricultural Residential District. She said SELT has applied for the Local Source Water Protection Grant to help fund the project and has requested a letter of recommendation from the Farmington Planning Board and Conservation Commission. She drafted a letter of recommendation for the board to review.

Following a brief discussion about the location of lot, the project is in line with goals stated in the Master Plan, Farmington water resources supply a portion of Rochester's water supply and other reasons to conserve the land, the board approved the text of the letter and to send it to the Dept. of Environmental Services, Drinking Water and Groundwater Bureau.

Ms. Detwiler motioned to authorize the Chairman to sign the letter; 2nd by Mr. Kestner. The motion passed 4-1(Laferte opposed).

Adjournment:

Mr. Laferte motioned to adjourn the meeting; 2nd by Mr. Demers. The motion passed 5-0 at 7:50 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

 *Charles Doke, vice chairman*

Charles Doke, Chairman