

Town of Farmington

**356 Main Street
Planning Board Meeting
Tuesday, June 7, 2016**

Minutes

Board Members Present:

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

Board Members Absent:

Charles Doke, Chairman
Anthony Vittorioso, Secretary

Staff Members Absent:

Liz Durfee, Interim Planner

Others Present:

John Huckins

5:30 p.m.

The board conducted a site walk of a previously approved 19-lot subdivision located on Chestnut Hill Road (Tax Map R-2, Lot 54).

Business Before the Board:

Call to Order/Pledge of Allegiance:

Vice Chairman Kestner called the meeting to order at 7:10 p.m. Everyone stood for the Pledge of Allegiance.

Review of Minutes:

May 17, 2016- Page 4, seventh paragraph- add "said" after "Lawler"; tenth paragraph, second sentence- add "into" after "shining".

Motion: (Detwiler, second Laferte) to approve the minutes as amend. The motion passed unanimously.

Review of Chestnut Hill Subdivision Site Walk:

Mr. Kestner said the members had just completed a site walk of the Chestnut Hill Road subdivision with owner John Huckins. The board then discussed if the owner has a vested interest in the subdivision as noted in the 2005 subdivision approval.

Mr. Kestner said that based on what they saw concerning the layout of the road and the infrastructure that is in place, the existing road is up to sub-grade even though there have been no tests conducted other than the DES approval. He said the rebar and the pins are in for the lot lines but they need to be re-noted on the plan. He then told Mr. Huckins that third party verification is needed if he intends to have the town take over the subdivision road.

Mr. Huckins said that his intent is for the town to take over the road in the future and that is why he agreed to make the changes needed to build the road to town standards set in 2007. He then asked about the procedure to have the town take over the road.

Members explained the Planning Board and Board of Selectmen vote to recommend/not recommend the action and the issue is placed on the warrant for residents to vote on at the Town Meeting.

Mr. Kestner said he felt that Mr. Huckins does have vested rights there and asked each member to give their opinion about whether there are enough infrastructures in place to agree that he has vested interest in the subdivision and the potential to sell the lots.

Mr. Horgan asked about the differences between the 2005 and 2007 town standards. Mr. Huckins briefly discussed the changes in road standards and added that he signed an agreement to meet the more recent standards which should be in his file.

Mr. Kestner added the board would go by the 2007 standards or whichever standards he agreed to rather than the standards used in 2005 when the subdivision was first approved.

Mr. Laferte noted that some of the culverts have a lot of vegetative growth around them and said he didn't think they are going to drain the way they were supposed to.

Mr. Huckins said the original intent of the culvert design was for the vegetation to grow in and filter the water as it goes through it and to stop erosion. He suggested the only maintenance issue would be if brush grows out on the side slopes it would need to be mowed back so there is a place on the side of road to put snow and to maintain sight distance on the corner of the road.

Additional discussion included road height, no compaction tests were done, the placement of gravel and loam to support the road shoulders, to check with the Planner to determine what documentation and verification is in the town file and the definition of substantial completion.

Jim Horgan moved to recognize that the Huckins development, Tax Map R-2, Lot 54, Chestnut Hill Road is substantially developed; 2nd by Resta Detwiler. The motion passed unanimously.

Discussion of 2005 Master Plan Vision Chapter:

Mr. Kestner asked the board to read the first three chapters and to highlight items that need to be changed. He added the board will also need to discuss who will assist with the update and if grant money is available to cover the cost.

Jim Horgan motioned to move the discussion to the Aug. 2 workshop; 2nd by Glen Demers. The motion passed unanimously.

Recess- Motion: (Laferte, second Demers) to take a five minute recess. The motion passed unanimously at 7:35 p.m. The meeting reconvened at 7:45 p.m.

Public Hearing

New Cases:

Subdivision Regulations-Conditional Approval

Review of discrepancy in length of time in which applicant must comply with conditions of approval. The period of time conditions of approval should be met is stated as one year in Section 7(G) and as 90 days in Section 7(O) of the Town's Subdivision Regulations. The Planning Board will review this discrepancy and vote to amend the Subdivision Regulations as necessary.

There were no members of the public present.

Jim Horgan moved to modify the Subdivision Regulations Section 7(O) to reflect one year; 2nd by Martin Laferte. The motion passed unanimously.

Next Meeting- Tuesday, June 21.

Adjournment:

Martin Laferte motioned to adjourn the meeting; 2nd by Jim Horgan. The motion passed unanimously at 7:50 p.m.

Respectively submitted
Kathleen Magoon, Recording Secretary

Dil Kest
VICE CHAIRMAN
7/19/16