

**Town of Farmington
Planning Board Meeting
Tuesday, July 19, 2016**

Board Members Present:

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

Board Members Absent:

Charlie Doke, Chairman, excused

Staff Present:

Liz Durfee, Interim Planner
Diana Proulx, Planning Dept. Secretary

Others Present:

Joe Coronati, Jones & Beach Engineers, Inc.
Richard Sevigney, III
Aaron Wiswell

BUSINESS BEFORE THE BOARD:

Call to Order/Pledge of Allegiance:

Vice Chairman Kestner called the meeting to order at 6:15 p.m. All present stood for the Pledge of Allegiance.

Review of Minutes:

June 21, 2016- Page 7, last paragraph - put a comma after "phased-in". Page 8, first paragraph, sixth sentence – change "at" site to "on" site. Page 10, first sentence- add "the" between "with" and "applicant".

Martin Laferte motioned to approve the minutes as amended; 2nd by Glen Demers. The motion passed 4-0-2 (Horgan, Detwiler abstained).

Any Other Business to Come Before the Board:

1). Northern New England Chapter American Planning Association Awards- Ms. Durfee told the board the chapter is now accepting nominations for its 2016 Awards Program which recognizes citizens, professionals, projects and plans that contribute to planning. She said she would like to nominate the board for Project of the Year for the successful update to the Aquifer Protection Overlay District. Consensus of the board was to permit Ms. Durfee to submit an application to the chapter's Awards Program.

2). Review of Zoning-Based Built Out Analysis Request- Ms. Durfee said the Economic Development Committee has been putting together available resources for businesses for their monthly newsletter. She said she is working with a co-worker from the Strafford Regional Planning Commission on a general analysis looking at existing developable land, protected lands, zoning restrictions and permitted uses in each district. She plans to bring the finished map to the Planning Board for review and then divide it into sections to be featured in the EDC newsletter.

Mr. Horgan asked if there was any cost to the town for the map/analysis. Ms. Durfee said her portion of the work will be conducted as part of her in-house hours at the Municipal Building and the mapping service is available to the town as a member of the SRPC.

3). Joint Meeting- Ms. Durfee said the EDC is requesting a joint meeting with the Planning Board to discuss the town's Economic Revitalization Zones.

Mr. Laferte, who is also the Planning Board rep. to the EDC, said the committee would like to meet with the Planning Board on Tuesday, Sept. 6. He added the EDC has recently gotten more active and is now putting out a newsletter and no longer having difficulty achieving a quorum of members for meetings. He added that the Town Administrator attended their last meeting and gave them some interesting information about the amount of traffic that passes through town each day.

Ms. Durfee said the DPW Director worked with a colleague from SRPC on a traffic count on several town roads so more recent traffic information will soon be available.

Ms. Detwiler said the EDC is planning on a community meeting with a representative from the state Dept. of Resources and Economic Development to explain Economic Revitalization Zones similar to a meeting held in Somersworth. She said they plan to invite residents and business owners to try to increase interest in the ERZ program.

NEW CASES:

Application for a Voluntary Lot Merger of Map R06, Lot 69 and Map 06, Lot 65 located at 254 Camelot Shore Drive by John and Maria Morganti.

Mr. Kestner asked the board if they had any concerns about the merger of these two lots. There were no comments from the members.

Ms. Durfee noted it is not necessary to hold a public hearing on the matter.

Martin Laferte motioned to approve the voluntary lot merger of Map R06, Lot 69 and Map R06, Lot 65; 2nd by Resta Detwiler. The motion passed unanimously.

Mr. Vittorioso noted that the section containing the Assessing Clerk's and the Tax Clerk's signatures are not dated. He said he had no problem with the approval as long as the original document is dated.

Ms. Durfee said she will see that the original document is dated.

Recess: Martin Laferte motioned for a five minute recess; 2nd by Glen Demers. The motion passed unanimously at 6:35 p.m.

The meeting reconvened at 6:45 p.m.

Public Hearing - 6:45 p.m.

Continued Cases:

Application for a 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. The applicant is no longer proposing to construct storage units in addition to the Aroma Joe's. The parcel is located on NH Route 11 and is located in the Commercial Industrial Business (CIBO) District. The parcel is owned by Richard Sevigney, III. Mr. Coronati returned to the board and reviewed the comments on the revised plan compiled by Kevin Gagne of Stantec Consulting Services, Inc dated July 18, 2016. The letter was in response to the applicant's reply to concerns raised by Ms. Durfee and Mr. Gagne on July 8, 2016.

DOT Permit- The applicant has not received the permit yet.

Fences- Clarify the fence detail on sheets D1 and C2.

Mr. Coronati said the fence along the property line is a 6' stockade fence and the fence along the sidewalk at the back of the building will be a 36"- 40" black vinyl fence meant to keep pedestrians off the travel lane.

Pavement – The landscape plan shows pavement encroaching on the parking lot.

Mr. Coronati said they added a notation to sheets C2 and L1 stating after the asphalt between the Wagon Wheel and the Farmer's Kitchen is removed it will be loamed and seeded to decrease the amount of impervious area.

Septic Approval – The applicant has received DES approval to construct a sewage disposal system.

Fire Apparatus Access- Require the Fire Chief to approve the layout/access to the site. Mr. Coronati said an e-mail was received from Chief Reinert stating he has no concerns with the access to the site.

Request for Stormwater Operation and Maintenance Manual- A copy of the manual was submitted.

Traffic Study- Stantec reviewed the response memo and the revised plan dated July 8. Mr. Coronati said that a basic summary of their lengthy July 8th response is that the treatment for right turns is acceptable as shown on the plan.

Drainage Report- Mr. Coronati told the board that the July 18 memo included drainage comments that were not included previously so they have not provided responses to Stantec. The first comment references infiltration basins and a 4' separation from the seasonal high water table He said there isn't 4' to the water table anywhere on the lot and the Town's Site Plan Regulations do not require a 4' separation. He said Stantec is referring to the NH Stormwater Manual which doesn't apply to this project as there is less than 100,000 sq. ft. of disturbance for the entire development. Our lot size is 68,000 sq. ft. he said Mr. Coronati said the Town regulations say to keep stormwater on the property and require that the drainage system hold enough for a 50 year storm. Stantec mentions including a 100 year stormwater analysis which is beyond what is required he said.

He said he wanted to make clear they will say these 2 comments don't apply to this application. Ms. Durfee replied that if you have greater impervious ground cover than allowed then the Stormwater Manual could apply to smaller sites.

Mr. Kestner asked Ms. Durfee if there was anything outstanding to the July 18 memo other than the responses to the comments that were not included in earlier memos.

Ms. Durfee suggested she review Stantec's remaining issues and get a response from Mr. Coronati now instead of initiating another "back and forth" between the parties.

1.01- DOT permit- Ms. Durfee said the permit is still pending and there is nothing the applicant can do about it. It will be a requirement for final approval.

1.02-Fire apparatus access-This comment has already been addressed by the Chief Reinert's memo.

3.01-Adequate separation between the basins and the water table- This is a standard in the Stormwater Manual and the applicant is not required to comply with that standard. The Site Plan Regulations suggest the best management practice is keeping stormwater on site and the existing drainage plan shows the applicant is doing that.

3.02-Verify soil classification- Stantec said the applicant should confirm that the soil at the site is "C" horizon as the test pit #1 indicates "B" horizon and test pit #4 indicates a minimum "A" horizon. She recommended the applicant review this and to adjust as necessary. Mr. Coronati said they will consult with a soils specialist.

3.03- Drainage report discrepancies- Construction sequence #25, Temporary Erosion Control Note #4 on E1 and Grading and Drainage Notes #19 on C3 must be changed to state erosion controls will be inspected after 0.25" of rainfall. Mr. Coronati said he will eliminate 2 of the 3 notes regarding the inspections. Ms. Durfee also suggested they update the minor discrepancies in the drainage report to match the plans.

3.04- Add basins and pavers to the Stormwater Manual- The applicant is not required to meet the standards of the manual.

3.05- Riprap Outlet protection- A minor correction to the drainage report is needed to state the details are found on D2 and not on E1 as stated.

3.06- Add vegetated swales and infiltration basins to the drainage report- This information should be added to Section 4.13.2 as it currently only includes catch basins.

3.07- Section 5- StormTech chambers-The chambers were omitted after the storage units were removed from the plan. Mr. Coronati will edit the narrative.

3.08- Verify the 100 year storm analysis for infiltration basin 1- Not required as previously stated. Mr. Coronati will edit the narrative to indicate it was designed for a 50 year storm.

Traffic study- Stantec recommended moving the traffic islands based on the applicant's original response but they can't be moved by the applicant because they were placed on the adjacent property by the DOT. Stantec has agreed the right turn treatment is acceptable and a turning lane would be ideal but not required. She added that between updates the width of the entrance was increased to 25' wide with an increased turning radius which would allow for left and right turns exiting the site.

Water Service Connection Permit-Ms. Durfee noted the applicant has provided a copy of the

permit application for connection to town water. The DPW Director approved the application pending payment of the connection fees.

DOT Permit-Ms. Durfee asked Mr. Coronati if he has had any response from the DOT. Mr. Coronati said the dept. has an issue with the two triangular shaped easements they say will result in three curb cuts. He said the DOT rep. suggested an easement be eliminated but he told him we don't have the right to eliminate easements that benefit another party. They don't want to eliminate the easement between the Wagon Wheel and the Farmer's Kitchen as there would be no access to rear of the property. They could give up part of the easement between the coffee shop and Wagon Wheel because that area will be seeded and there will be no access across the Wagon Wheel's property. Coronati said he may visit the DOT and discuss the matter further. There were no further questions from the board.

Vice Chairman Kestner then opened hearing to the public at 7:15 p.m.

There were no comments from the public. Mr. Kestner said he would leave the public comment portion open for a few minutes for any questions or comments.

He asked Ms. Durfee if any paperwork issues can be successfully completed so final plans can be issued as part of the Site Plan approval.

Ms. Durfee said she had no additional comments aside from the responses to Stantec's memo. She offered to provide clarification on the list of items needed for conditional approval of the application.

Mr. Kestner then closed the public hearing at 7:20 p.m.

Jim Horgan motioned to conditionally approve the application contingent on the following;

- 1). Update the Drainage Report;
- 2). Receipt of the DOT permit;
- 3). Site soil verification;
- 4). Edits to sections 3.05, 3.06 and 3.07 based on Stantec's memo dated July 18, 2016;
- 5). Correction to the cross references on the fences (change L1 to a vinyl fence);
- 6). Revise E1 and C3 for rainfall inspections from one-half inch to one-quarter inch.

2nd by Anthony Vittorioso. The motion passed unanimously.

Adjournment:

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

Respectively submitted
Kathleen Magoon, Recording Secretary