

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
January 14, 2013 - 6:00 P.M.
Minutes

Planning Board members present were Clayton King, Donna Tracy, Lloyd Smith, Tim Hardy, and Craig Jordan. Alternate member, Gloria McGraw was also present. Bill Marceau and Tom Eastler were unable to attend.

Others present were Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; Tom Holt, Jane Woodman, and S. Clyde Ross of the Farmington Village Corporation; Paul E. Cote, P.E. and Helen Pottle of Tata & Howard; Susan Breau-Kelley of Maine Rural Water Association, and members of the public, Tressa Meyer and Thomas Rebmann.

A moment of silence was held in memory of John Edgerly.

1. Designate alternate members, if needed

Mr. King designated Gloria McGraw as a voting member for this meeting.

2. Review minutes of December 10, 2012

Mr. Smith made a motion to accept the minutes of December 10, 2012 as submitted.

Mrs. Tracy seconded the motion.

VOTE: 5 – Affirmative (Mr. Jordan had not yet arrived) 2 – Absent

Motion carried

3. Farmington Water Department – Revised Wellhead Protection Ordinance

Susan Breau-Kelley of Maine Rural Water Association gave a detailed PowerPoint presentation. Several relevant topics were presented, including groundwater protection and how it affects property values. She discussed detriments to groundwater such as human and animal waste, pathogens, E coli, shigella, viruses, and nitrates that can cause “blue baby syndrome”. She also discussed residential impacts such as oil spills, gas, pesticides, fertilizers, and septic system failure. She said that vehicle accidents that occur near wells are also a cause of contamination. She added that contamination in dense development near wellheads is more threatening, and Farmington has the opportunity to preserve open space around its wellheads. Discussion followed regarding how contaminants are measured in parts per million and parts per billion and she gave several examples of each.

Mr. Cote and Helen Pottle then spoke about the updated Wellhead Protection Ordinance and were open to questions from the Board.

Mr. King asked about penalties and Ms. Pottle said they were addressed on page 14. She said that the original Ordinance enacted in 1997 was stricter than the current State requirements in regards to the 2500' zone, and she said it is in the best interest of the Town to keep it that way.

Discussion followed regarding the Brookside Village project and how it met the criteria in the current Wellhead Protection Ordinance. Mr. Kaiser said he was in favor of retaining the 2500' zone and those within the zone haven't had issues with this. He said as far as the Brookside Village project, the requirements imposed were appropriately scaled to the size of this development.

Mr. Kaiser said that the language in certain sections of the revised Wellhead Protection Ordinance such as Non-Conformance, Enforcement, Appeals, Hearings, should be modified so that the language is consistent to that in other ordinances such as Site Review, Zoning, Appeals, etc.

Discussion on the impact to lakes followed and Ms. Kelley talked about surface water sources such as Lake Auburn where no commercial development is allowed.

Mrs. McGraw asked what the process was tonight, and what was required of the Board.

Mr. Kaiser said, before forwarding it to the Board of Selectmen, the Planning Board should vote its approval.

Mr. Cote said that they kept much of the Ordinance unchanged.

Mr. Kaiser said that he would like to add his suggestions to the Ordinance and get it out to the Board quickly.

Mr. King questioned the timeframe and asked if there would be enough time for this to go to Town Meeting this year. He said he felt it was tight and asked if it could go to a Special Town Meeting.

Mr. Hardy said he has trust in Mr. Holt, Mrs. Woodman, and Mr. Kaiser and asked why stall this for another month, where it already proved that it works [regarding Brookside Village].

Mrs. Tracy agreed with Mr. Hardy.

It was then noted that there was a misunderstanding in how the revisions were depicted in the draft. It was assumed that the highlighted areas were new text added to the original when in fact it was the opposite. The highlighted text was from the original Ordinance and everything in black and white was new.

Mr. Smith said if that is the case, he wants more time to re-read the Ordinance.

Mr. Hardy made a motion to move the Ordinance ahead.

Mrs. McGraw seconded the motion.

Mr. Jordan said that he trusts the Water Department but said it would be nice to see exactly what he is voting on.

Mr. Cote said everything is in the Modification Summary.

Mr. Kaiser said his amendments would just be adding detail in about six areas and would not change any of the fundamental protections the ordinance offers.

Mrs. McGraw asked if the Board should vote on the Ordinance now, if we have to add to it.

Some members were not comfortable and asked if Mr. Hardy would table his motion to the next meeting.

Mr. King asked Mrs. Woodman if it was imperative that this goes to the March Town Meeting.

Mrs. Woodman said, no, it doesn't have to be in March, but they want to get it done this year.

Mr. Hardy said he would still like to move on along with Mr. Kaiser's additions.

Mrs. McGraw said she would like to see the finished product first.

Mr. Hardy withdrew his motion.

Mr. King made a motion to table this item until the next meeting.

Mr. Smith seconded the motion.

VOTE: 5 – Affirmative 1 – Opposed 2 - Absent

Mrs. Woodman asked if the Board would need anything else from their engineer.

Mr. Kaiser said, no, and asked if Mr. Cote would email the draft without the highlighting.

Mr. Kaiser said he would add his additions in a different color.

There being no further business the meeting adjourned at 7:15 P.M.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date