

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**March 14, 2016 –6:00 P.M.**  
**Minutes**

Planning Board members present were Clayton King, Donna Tracy, Lloyd Smith, Tom Eastler, Bill Marceau, Craig Jordan, and Gloria McGraw. Alternate member, Jeff Wright, was also present.

Others present were Town Manager, Richard Davis; Code Enforcement Assistant, Jane Ford; members of the Board of Directors of 82 High Street - Janet Smith, Rachel Jackson-Hodson, Roger Condit, and Erick Apland; Joey Cousineau of Cousineau Inc.; abutters of 82 High Street, Ed David and Martha Whittle; Stu White of Farmington Ford; and engineer Vinal Applebee of Sheridan Corp.; Anne Bryant of the Lewiston Sun Journal, Mike Otley, and eight UMF students were also present.

Code Enforcement Officer, Steve Kaiser was unable to attend.

**1. Designate alternate members, if needed.**

N/A

**2. Review minutes of January 11, 2015**

Mrs. McGraw made a motion to approve the minutes of January 11, 2016 as submitted.

Mrs. Tracy seconded the motion.

VOTE: 5 – Affirmative 2 – Abstentions

Motion carried.

**3. S.L. White, LLC – Farmington Ford**

Construction of a 72' x 40' extension to existing building

Map U36 – Lot 011

Site Review Application #16-SR-02

Soil Erosion Control/Storm Water Management Applicant #16-SS-01

Site Review Application

Stu White, owner of Farmington Ford, began the discussion by stating that they are extending the back of the existing building by 72' x 40'. He said they will be expanding the asphalt as well to make room so that the trucks will be able to drive around the building. Mr. White said they will be relocating one drain and the twin dumpsters.

Mr. King asked Mr. White if there was anything else they want to add to the applications.

Engineer, Vinal Applebee, said they brought full size site plans for the Board and passed them around. He said there will be no change to the drainage pattern which will still run off to the existing retention pond. He said they will be following Best Management Practices and added that silt fencing will be installed as erosion control blankets.

Mr. Applebee said they have sufficient parking. He said the plan shows where they will be moving the dumpsters and propane tank.

Dr. Eastler asked about the character of the current asphalt and how has it been holding up in regards to stability and frost heaves.

Mr. White said since the construction of the new building there has been just one crack.

Dr. Eastler said that's good because if you don't use a good quality material and go deep enough there will be problems as there are in that whole area. He also said that the base and pavement cross section looks good.

Mr. Wright asked about lighting.

Mr. Applebee said they won't be adding anything new, they will be using the existing building lighting wall pack in the back to be able to get around the building.

Mr. Jordan said he feels it is great that the business is expanding.

Mr. King asked if there were any comments from the audience, and there were none.

Dr. Eastler made a motion to approve the Site Review application as submitted.

Mr. King seconded the motion.

VOTE: 7 – Affirmative None opposed.  
Motion carried.

#### Soil Erosion Control/Storm Water Management Application

Dr. Eastler made a motion to approve the Soil Erosion Control/Storm Water Management application as submitted.

Mr. King seconded the motion.

Mr. Marceau asked about the retention pond.

Mr. Applebee said the pond was approved in the original site review application and the pond is adequate for this extension.

Mr. White said the original site review application was approved for two buildings.

VOTE: 7 – Affirmative None opposed.  
Motion carried.

#### **4. 82 High Street – Residential Development Project**

Demolition and removal of three existing apartment buildings, and replacement with three new modular buildings containing four units each  
Sawtelle Lane  
Site Review Application 16-SR-03  
Soil Erosion Control/Storm Water Management Application 16-SS-02

#### Site Review Application

Mr. King asked if there was any additional information to add to these applications.

Joey Cousineau, from Cousineau, Inc. said he is the general contractor for this project and he didn't have any additional information, other than what's stated in the applications. He also said that several of the members of the Board of Directors were present.

Mr. Cousineau said they want to demolish the three existing buildings and replace them with three modular buildings, each having four residential apartments. He said there will be eight one-bedroom apartments and four two-bedroom apartments. Mr. Cousineau said they will serve the needs of the lower income residents who are currently living in the existing buildings. He said the units would be much more energy efficient, safer, and more comfortable. He said they would be above standard, with very efficient units for heating and air conditioning, along with backup heat for extremely cold days. He added that all appliances would be star rated and that Cousineau Inc., will be doing the roof, and installing the siding and windows.

Regarding the heating and air conditioning, Dr. Eastler asked if they would be installing Mitsubishi or Fujitsu units.

Mr. Cousineau said, Mitsubishi.

Dr. Eastler said his son-in-law, a mechanical engineer, did a great deal of research based on those two types of units and he felt that Fujitsu is better, but either way it would be three to one regarding the energy efficiency. He said [regarding energy efficiency] you would pay for one and get two for free.

Mr. Cousineau said regarding the Mitsubishi units, they have to follow the suggestions of the Federal Home Loan Bank of Boston, and when receiving grant money, we can't be picky. He added that he agreed, both Mitsubishi and Fujitsu units are extremely efficient.

Mr. King made a motion to accept the application as presented.

Dr. Eastler seconded the motion.

VOTE: 7 – Affirmative None opposed.  
Motion carried.

Mrs. McGraw asked how many apartments are there currently.

Ms. Jackson-Hodson said right now there are thirteen units and one is a thrift shop.

Mr. Cousineau said some apartments are uninhabitable.

Ms. Jackson-Hodson said they have a vacancy now but it would take too much money to fix up.

Mrs. Tracy asked about the comments on Fire Chief Bell's letter of review.

Mr. Cousineau said all of Chief Bell's requirements will be met. He said there will be one-hr. rating in the general hallways and each apartment, and one-hr. rated fire doors. He said there will also be sprinkler systems installed which will be supervised and monitored, and Knox Boxes will also be installed on each building.

Mr. Marceau asked about the longevity of the Mitsubishi system.

Mr. Cousineau said they are fairly new so nothing is proven at this point, but he added that there are very few moving parts and there is no actual combustion. He said they've been told the units should last 20 to 50 years but, as he stated, nothing has been proven at this point.

Mr. King asked about the back-up heat source.

Mr. Cousineau said there would be electric baseboard heat required by Maine State Housing. He added that some Board members were concerned with that type of backup and they realize that electric heat isn't efficient. But, he said, it shouldn't be needed often, just a couple of hours two or three times a year when the temperatures might drop to -30°.

Dr. Eastler asked what if the power goes out.

Mr. Cousineau said no matter what system we would use, we would need electricity, other than a wood stove, so there is no other option.

Mr. King said he is in the heating business and said [just as a fact and not a suggestion] there are types of wall gas heaters that don't need electricity.

Discussion regarding the problem about the existing fence followed and Ms. Jackson-Hodson said the location of the buildings will be changing and right now the fence is right on the line.

Ed David said he is not on the Board of Directors, but he is an abutter at 115 Stewart Avenue, directly behind the project. He expressed his support and regarded 82 High Street as a 30 year major success story and the current Board deserves a great deal of thanks. He said he is highly in

support of the project which will be creating affordable housing. He added that Mr. Apland donated many, many hours along with a volunteer group working on the fence, and he added that he has made a donation for this cause.

Abutter, Beth Whittle, said she did not receive an abutter's notice and a neighbor told her about the meeting. She said she has lived at 109 Stewart Avenue for 25 years and has no problem with the facility whatsoever. She said she is not opposed to the project but is concerned about the fence and fence maintenance.

Mr. King said he is going to do something he doesn't usually do, and called for a brief recess.

Mr. King and Mrs. Ford left the meeting room to discuss the mishap regarding the fact that Ms. Whittle did not receive an abutter's notice. They checked the return certified mail cards as well as the Trio computer program used by the Assessing Department, and it was discovered that two lots were listed under the name of Whittle, Lot 10, and Lot 10A and each had different mailing addresses.

The meeting resumed and Mr. King said he felt comfortable in continuing the review since the abutter is present and does not have any objection to the project. He added that we did make an attempt to notify Ms. Whittle.

Mrs. Ford said both Lot 10 and Lot 10A are in the Whittle name. The mailing address for Lot 10 is listed as 109 Stewart Avenue and the mailing address for Lot 10A is listed incorrectly as 452 Bailey Hill Road. She said, unfortunately the notice was sent to the Bailey Hill address which is in another name. She said she would have the Assessing Department make the correction.

Mr. Marceau asked if the fence is going to be replaced and was told, yes.

Mrs. McGraw said she would like to echo the compliments that 82 High Street received [by Mr. David] and would like to thank their Board of Directors for their efforts. The remaining members of the Planning Board agreed.

Dr. Eastler made a motion to approve the Site Review application as submitted.

Mr. Smith seconded the motion.

VOTE: 7 Affirmative None opposed.  
Motion carried.

#### Soil Erosion Control/Storm Water Management Application

Dr. Eastler made a motion to put the Soil Erosion Control/Storm Water Management Application on the table.

Mr. King seconded the motion.

VOTE: 7 Affirmative None opposed.  
Motion carried.

Mr. King asked if they would be moving soil.

Mr. Cousineau said they will be taking 450 CY of fill from the site of the existing the buildings and since this is not a perfect world, where the 450 CY would be exactly enough, they estimate that they and will need to bring in an additional 100-150 CY of used screened gravel and crushed stone.

Mr. Wright mentioned the work that E. L. Vining & Son did this past summer.

Mr. Cousineau said the Vining project was done for our project and they put in all new water and sewer lines. He said now they will be able to go in and set the buildings and will just need to put in a small amount of pipe underground.

Mrs. McGraw asked what about the timeframe.

Mr. Cousineau said there was discussion regarding timing of grants and the construction and said that all three buildings would take approximately 26-30 weeks. He said the reason it will take that long is because they are not relocating any of the families. Mr. Cousineau said they will move some into the current office space while a building is being installed. He said that they will continue the same practice as the second and third buildings are put in place. He said it would be quicker to do all of the construction at once, but they did not want to have to relocate the residents.

Mrs. McGraw asked who is building the homes.

Mr. Cousineau said they will be working with Keiser Homes and that Cousineau Inc. has worked with them before.

Discussion followed regarding surface water runoff and Mr. Cousineau said they will be installing drainage pipes around each foundation and there should be are no real concerns for runoff problems.

Dr. Eastler said the permeability is good in that area and asked about the foundation.

Mr. Cousineau said for each building, they will be putting in an eight foot foundation for basement space for three reasons - there should be no shifting of the buildings, the basements will allow for storage space, and it will provide areas for a joint laundries. He added that the basement will be 12" to 18" above grade.

VOTE: 7 Affirmative None opposed.  
Motion carried.

Mr. Jordan made a motion to table discussion on agenda items 5 and 6 until the next meeting when Mr. Kaiser will be able to attend.

Mrs. Tracy seconded the motion.

VOTE: 7 Affirmative None opposed.  
Motion carried.

**TABLED:**

**5. Connectivity – Proposed Site Review Performance Standard**

Discussion regarding Highway Connectivity – To determine if a proposed commercial retail and/or service business project is best served by utilization of an existing abutting retail and/or service businesses’ highway access driveway opening to service a proposed project

Discussion regarding Background Connectivity – To determine if a proposed commercial retail and/or service business project is best served by utilization of a background connector to an existing abutting retail and/or service businesses in addition to a new curb-cut for the construction of a highway opening to service a proposed project

**6. Wind Energy System**

Discussion whether to strengthen the existing performance standard in the Town of Farmington Zoning Ordinance or convert them into a new stand-alone Wind Energy Ordinance

There being no further business, the meeting adjourned at 7:05 P.M.

Minutes respectfully submitted by Jane Ford.

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Planning Board

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Date