

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

July 11, 2016 – 6:00 P.M.

Minutes

Planning Board members present were Clayton King, Tom Eastler, Lloyd Smith, Donna Tracy, Craig Jordan, Gloria McGraw, and alternate members, Jeff Wright and Mike Otley. Bill Marceau was unable to attend.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Planning Assistant, Cindy Gelinis; Fire Chief Bell and Captain Hardy; applicants, Lon and David Walters, Peter Bethanis, and Elliot Thayer; abutter, Isaac Hogate.

1. Election of Officers

Mr. Smith made a motion to re-elect Mr. King as Chairman.

Mrs. Tracy seconded the motion.

VOTE: 5 – Affirmative 3 – Abstained 1 – Absent
Motion carried.

Dr. Eastler made a motion to re-elect Mr. Marceau as Vice Chairman.

Mr. Smith seconded the motion.

VOTE: 8 – Affirmative 1 – Absent
Motion carried.

2. Designate alternate members, if needed.

Mr. King designated Mr. Wright as a voting member.

3. Review minutes of June 13, 2016

Dr. Eastler made a motion to approve the minutes of June 13, 2016 as submitted.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative 2 – Abstain 1 – Absent
Motion carried.

4. Alzheimer Facility – Preliminary Presentation

Mr. L. Walters stated he is one of the owners and they own and operate 11-12 of these facilities around the State. He said they would like to begin construction this fall and have it completed by the early fall of 2017. Mr. L. Walters said the 36-bed facility provides single and double occupancy, and they will accept some State-assisted residents.

Mr. L. Walters introduced the other presenters: architect, Peter Bethanis; engineer, Eliot Thayer; and brother David Walters, who will be in charge of and oversee construction. He stated the photo displayed of the Lewiston facility was taken after it was completed last fall, which is a 72-bed facility housed within two buildings, and this building will be a close copy of that facility. Mr. L. Walters said some of the Selectmen toured the Lewiston facility a few weeks ago, and he invited the Planning Board to visit the property as well.

Mr. Thayer stated he is the engineer for the project and he has worked with the Walters on these projects over the last 15 years. He said they are purchasing the Daku property that is a six-lot subdivision totaling 33 acres on the Knowlton Corner Road, along with a 100 foot strip on the Webster Road which will provide the facility's service access for employee parking and delivery trucks.

Mr. Thayer said the building is 20,900 square feet with 36 beds. He said there will be 29 parking spaces for guests and visitors in the front with 38 spaces in the rear for employee parking to provide overlapping for two shift changes, as well parking for special events. Mr. Thayer said the facility will be connected to town water from the Knowlton Corner Road. He said the sewer will be pumped westerly across the field, under a small wetland and brook, and connect with the pump station on the Wilton Road. Mr. Thayer said he met with the Town Waste Water Director, Steve Millett, and it measured 1,600 feet from their proposed pump station to the Town's pump station.

Mr. Thayer said there are approximately two acres of impervious area, and they have submitted an application to the Department of Environmental Protection (DEP) for a storm water permit, and hope to have approval in the next month. He said the storm water control will be handled by a sand-filtered detention pond at the bottom of the plateau, above Wilson Stream and its 100-year floodplain, which will take care of quantity and quality control. Mr. Thayer said the test pits were dug ten feet deep which showed suitable soil with no ledge or ground water, with only one area of some marine clay where the pond will be located. He said there will be a ten foot high cast concrete retaining wall with a guard rail where there is more than a 3% grade along the south side of the facility.

Mr. Bethanis stated he is the architect for the project and he has designed 25 of these facilities around the State. He said the one-story building will total 20,900 square feet, including the outside courtyard that is completely enclosed within the building and has to have exit requirements, and without the courtyard the footprint of 19,215 square feet. Mr. Bethanis said the building will be constructed following the International Building

Code (IBC) and NFPA Life-Safety 101 Code.

Mr. Bethanis stated there will be three smoke compartments and a one-hour rating throughout. He said the building will have 2x6 foot wall construction with wood trusses on a concrete slab, vinyl siding and asphalt shingles, and more windows and brick than is shown in the photo of the Lewiston facility. Mr. Bethanis said the single rooms will have their own shower and the double rooms will share showers.

Mr. Walters said none of the windows will be operational because this will be a locked secure facility that will be climate controlled with air and heat exchangers.

Mr. King invited the Board to ask questions.

Dr. Eastler asked about the depth of the blue clay.

Mr. Thayer said the test pit on one end of the proposed pond went through 3-4 feet of sandy loam then into marine clay down to ten feet, and on the other end there was none. He said they found some fractured rock and dry clay/sand at 8 feet in other areas.

Dr. Eastler said the parking lots in this area of town have frost heave problems caused by the glacial till and fragmented rock, and he suggested they install a deep base using geo-textile fabric and to pour a thicker concrete slab.

Mr. Thayer said the grade will be modified on both driveways for better drainage and access, with 2 foot deep ditches and culverts.

Dr. Eastler asked about surface runoff and the subsurface drainage.

Mr. Thayer said the storm drainage components start at the top of the access roads so there shouldn't be any surface runoff issues.

Mr. Wright asked about the heating system and propane storage.

Mr. D. Walters said there will be heat pumps, propane condensing boilers, and air handlers with coils. He said there should be two 1,000-gallon propane tanks, which haven't been sited yet, and they will be working with the local companies to see if underground tanks are feasible and economical.

Mrs. Tracy and Mrs. McGraw expressed concern about the safety of both driveway entrances.

Mr. Thayer said both entrances meet the site distance requirements based on 25 mph for Knowlton Corner Road and 45 mph for Webster Road.

Mr. Davis said the Public Works Director approved both driveways.

Mrs. McGraw asked if the abutters have been involved and are they concerned.

Mr. Thayer said Mr. D. Walters has been in touch with some of them, and certified letters have been sent to all abutters per DEP requirements.

Mr. Hogate said he was an abutter, and he was informed of the project by another abutter, Mr. Cundick, who suggested he attend this meeting.

Mr. Jordan asked if the Maine Historic Preservation Commission (MHPC) had been consulted.

Mr. Thayer said he received a letter from MHPC stating they had no issues with the site and agreeing with the findings from Ms. Cowie who found no evidence of Indian artifacts on the site.

Mr. Smith proposed the Board conduct a site walk-over.

The members present agreed to meet at the site on Tuesday, July 19th at 4:00 p.m., and it will be advertised in the Franklin Journal and on the Town website.

Mr. Davis asked if they would have a backup generator.

Mr. D. Walters said they would have a generator and will use propane during power outages.

Mr. Davis said he attended a Dark Sky presentation on light pollution and he asked about their lighting plans.

Mr. Thayer said the lighting will be fully shielded cut-off fixtures.

Mrs. McGraw said she thought the double occupancy rooms lacked privacy.

Mr. L. Walters said they have taken that into account in designing the rooms to provide more privacy. He said Medicare/Medicaid reimbursement doesn't cover everything, and having some double occupancy rooms is the only way to make it economically feasible.

Mr. Hogate asked about the drainage, lighting, and landscaping of the service road.

Mr. Thayer said the road drainage is designed to hold up during major storm conditions, the lighting will be fully shielded, and landscaping hasn't been finalized. He said, regarding the site walk-over, stakes have been set on the corners of building - the front corners of the garage - and retaining wall, and he will provide Mr. Kaiser with the maps that were submitted to DEP. Mr. Thayer said he will submit the Planning Board applications for the August meeting by next Thursday. He said they have done the pre-application meeting with DEP and been assigned a staff member and confirmation number.

Mr. King thanked the applicants for the presentation.

5. Other Business

Mrs. McGraw asked about the amount of used tires for sale on the site in Farmington Falls.

Mr. Kaiser said he has kept an eye on this site and it is organized and neat, and he would contact the owner and his sister regarding the growing number of tires.

Mr. King agreed he is keeping it neat.

Discussion followed about the closing of Aubuchon Hardware in Skowhegan (and a potential new Aubuchon building in Farmington), the closing of Cumberland Farms (apparently sold to a tobacco store chain who will continue operation as a convenience store), Autozone construction progress, land for sale by Hannaford, and the logging of Randy Cousineau's lot beside WalMart.

There being no further business, the meeting adjourned at 7:04 P.M.

Minutes respectfully submitted by Cindy Gelinas.

Planning Board

Date