

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

August 8, 2016 – 6:00 P.M.

Minutes

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

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Lori Simpson; applicant Mark Goodwin; Kevin Bunker from Developer's Collaborative and Travis Pryor of Wright-Pierce, both representing the Western Glen project; Lon, David, and Matt Walters representing Woodlands Senior Living Center of Farmington, LLC, along with project architect Peter Bethanis and project engineer Elliot Thayer; abutters Cynthia & Robert Carter, Bryce & Denisa Cundick, and Erika Schumacher & Isaac Hogate; realtor Colin Durrell; and reporter Ann Bryant.

1. Review minutes of July 11, 2016

Dr. Eastler made a motion to approve the minutes of July 11, 2016 as submitted. Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative
Motion carried.

2. Designate alternate members, if needed.

Mr. King designated Mr. Wright as a voting member in Mrs. McGraw's absence.

**3. Mark Goodwin – Goodwin Residences
Site Review Application #16-SR-09
Addition of Two Apartments (Previously Army/Marine Recruitment Office)
107 Bridge Street
Map U29 - Lot 002-A**

Mr. King asked the applicant to outline his project.

Mark Goodwin said he was converting the former recruiting offices into two additional apartments, one 2-bedroom and one 1-bedroom, within the same building envelope.

Dr. Eastler made a motion to approve the application as submitted. Mr. Jordan seconded the motion.

Mr. King asked the members for their thoughts.

Dr. Eastler said as long as all codes are met he has no problem.

All other members said they had no issues with the project.

Mr. King asked if any abutters were present, and there were none.

Mr. Kaiser said he had advised Mr. Goodwin on life-safety requirements, the main being two-hour separation of the remaining office and apartments, and added that the required parking spaces were out back.

VOTE: 7 – Affirmative
Motion carried.

4. Western Glen Development – Applications Originally Approved in 2007
Site Review Application #07-SR-10
Subdivision Application #07-SD-05
Soil Erosion Control and Storm Water Management Application #07-SS-10
Residential Development totaling 23 Units
389 Wilton Road
Map U34 – Lot 006

Dr. Easter made a motion to renew prior Planning Board approvals of this project.
Mr. King seconded the motion.

Mr. Kaiser explained that this is essentially the same project previously approved, with some very minor changes.

Mr. Bunker from Developer's Collaborative explained there will be 23 units vs. the 24 originally planned, and all will be one-bedroom. He said there will be 13 accessible units vs. the 4 originally planned, and there will be a tele-medicine room within the community building. Mr. Bunker continued, saying that the building footprints and infrastructure remain the same, then introduced Travis Pryor of Wright-Pierce.

Mr. King asked the members for their thoughts.

Mr. Marceau advised that care be exercised by future residents in egress on and off this very busy highway, and expressed there is a great need for these units, as he has a two-year waiting list at his new housing development.

All other members said they had no issues with the project.

VOTE: 7 - Affirmative
Motion carried.

5. Woodlands Senior Living - Alzheimer Facility
Site Review Application #16-SR-08
Soil Erosion Control/Storm Water Management Application #16-SS-05
Construction of a 20,900 SF Alzheimer Facility
175 Knowlton Corner Road
Map R04 – Lot 022

Project engineer Mr. Thayer began by handing out sheets with landscaping details, then explained their need to first address recombining the previously subdivided lots back into one 32.72 acre parcel before presenting the new project for approval.

Dr. Eastler made a motion to approve their request for lot recombination.
Mr. Marceau seconded the motion.

Mr. King asked the members for their thoughts.

All members said they had no issues with this action.

The Board then signed one original Mylar and four copies of the new lot plan.

Mr. Thayer then introduced Lon, David, and Matt Walters representing Woodlands Senior Living Center of Farmington, LLC, along with project architect Peter Bethanis. He said this project is being done on the Daku and Heath properties they are purchasing, and then he reviewed the access driveways, building size, and entrance permits they received from the Public Works Director. Mr. Thayer explained the Webster Road access is a necessity for service trucks, which will be segregated from the Knowlton Corner Road driveway.

Mr. Thayer continued that they'll have 33 parking spaces for staff and 29 for visitors. He said the development area encompasses two acres, so they have filed with DEP for a storm water permit, which is on track to be approved soon. Mr. Thayer said there will be a sand filter detention pond behind the building, there will be a small area of wetland impact, and a stream crossing to extend their sewer line to a Town sewer manhole. He said there is a hydrant on Knowlton Corner Road, and two more will be installed at the project - front and rear. Mr. Thayer then said there will be no tree clearing, then referred to the sheet with landscape photos and listings of species, and the landscape & lighting plan sheet.

Mr. L. Walters then handed out 11 pages of photos of their Lewiston facility representing the type of landscaping they'll be doing here.

Mr. Thayer described the white pine plantings along the Webster Road access, and the fully-shielded lighting to be done along both driveways. He said a prior historic and archaeological survey revealed none of these resources on the property. Mr. Thayer said this will be a "24/7" operation with minimal impact on public services and abutters, and the driveways will be lit at night. He said the farmland access easement with Levi Daku has been relocated in agreement with him.

Mr. Thayer said construction will start as soon as DEP permit is received, and will take a year complete.

Dr. Eastler said he likes the quality of the submittals, as well as prior evaluation and plan work done by Helen Cowie and Perry Moore.

Dr. Eastler made a motion to approve the applications as submitted.
Mr. Smith seconded the motion.

Mr. King said an abutter had made a suggestion to use motion sensor controlled lights on the Webster Road driveway.

Mr. L. Walters said he didn't think this was necessary as there was only going to be down-lighting which won't flood into adjacent properties. He added that this lighting provides security for employees at night, and safety for intermittent emergency vehicles.

Mr. King asked how far apart the pines would be.

Mr. Thayer said 50'.

Mr. King asked the members for their thoughts.

Mr. Marceau said he was fine with the proposal.

Mr. Smith asked why pines are being used along the [Webster Road] driveway.

Mr. Thayer said because they're native, coniferous therefore green year-round, and 50' apart for room to grow.

Dr. Eastler asked Mr. Smith if he would prefer another species.

Mr. Smith said he prefers hardwood, as pines get leggy and diseased when older, and when they get tall they might negatively affect the abutters and even shade the roadway causing icing.

Mr. L. Walters said they prefer pines as they: are green year-round; will define the driveway; are fast-growing but won't overwhelm abutters for a long time; look good where used at their other facilities; and help maintain a residential feel. He added that they could plant deciduous trees if preferred.

Dr. Eastler said pines do get gnarly and deformed out in the open, he likes blue spruce, and pointed to the Rt. 27 log yard as an example of effective planting of evergreens.

Mr. Smith added that weevils can get into pine tops and kill them.

Dr. Eastler said spruce can also be killed by budworm.

Mrs. Tracy said her questions have already been answered.

Mr. Jordan said he'd like the abutters weigh in on their preferred trees.

Mr. Wright said he thought the proposal was a comprehensive job of planning.

Mr. Otley said he had no questions.

Mr. Cundick said at 179 Knowlton Corner Road we're being surrounded by asphalt, he's skeptical of the lighting plan, and the proposed [Webster Road] driveway is too close to them. He said he appreciates the trees, as they need screening, and asked about mowing, traffic, and tree maintenance.

Mr. L. Walters said grass will be mowed beyond the edge of pavement and around trees to maintain a finished look. He said the down-lighting will illuminate just parking areas and driveways for safety and security.

Mr. Cundick asked if more trees could be planted.

Mr. L. Walters said the pines are not meant as a screen, but rather as a landscape component.

Ms. Schumacher presented a letter she signed with her husband Isaac Hogate, as well as Bryce and Denisa Cundick, regarding: their request to relocate the Webster Road driveway due to truck traffic and the safety of their children; light and noise pollution; and the devaluation of their property. She asked if there were any feasible driveway alternatives.

Mr. King asked the developers if there were any options in this regard.

Mr. L. Walters said we did the service driveway because the main driveway was unsafe for trucks - including fire apparatus because of its grade.

Mr. Thayer said the main driveway is 8% grade which did not work for the fire rescue department, and they really liked the service entrance. He added he did look further west on Knowlton Corner Road but there were no feasible alternative entrance locations.

Mr. King asked about the landing at the top of the main driveway.

Mr. Thayer said there's a 75' plateau there.

Dr. Eastler returned to the Rt. 27 log yard plantings as an example of how to screen neighboring areas from development, and encouraged the developer and abutters to look at this option.

Mr. L. Walters said it's not a relevant comparison as there will be little weekly truck traffic on the service road, maybe a total of six: 1-2 trailer trucks; 1 propane truck; 1 trash truck; and 1-2 additional delivery trucks. He added shift changes will create minimal car traffic, and noise and visual impact will also be minimal.

Mr. Cundick said it then sounds like the service driveway isn't that critical.

Mr. Marceau said the developers have already made the case for life-safety necessity with this driveway for fire truck access needs, and mixing visitor and service traffic isn't safe either - so two driveways make sense.

Mr. Hogate asked if building elevation and driveway slope could be altered to make one access work.

Mr. Thayer said they have raised the building as much as the architect could accommodate to cut the grade difference. It was a 12% slope and we dropped it to 8%.

Mr King asked what the Town's maximum allowed grade was.

Mr. Thayer said 10%.

Dr. Eastler said the first priority is safety, and the Webster Road driveway is safer for trucks vs. the Knowlton Corner Road driveway.

Mr. King then asked the Board if it was ready to vote.

VOTE: 7 - Affirmative
Motion carried.

6. Other Business

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

Minutes respectfully submitted by Lori Simpson.

Planning Board

Date