

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**September 12, 2016 – 6:00 P.M.**  
**Minutes**

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

Others present were Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Lori Simpson; applicant representative Andre Dube (Grantlees) ; applicants Jon and Patricia Haggan; applicant Travis (Jake) Charles; and applicant representative Larry Donald (Farmers Union).

**1. Review minutes of August 8, 2016**

Mrs. Tracy made a motion to approve the minutes of August 8, 2016 as submitted. Mr. Smith seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

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

Mr. King designated Mr. Wright as a voting member in Dr. Eastler's absence, due to his delayed arrival.

- 1. Grantlees**  
**Site Review Application #16-SR-11**  
**Soil Erosion #16-SS-06**  
**28' x 42' addition**  
**476 Fairbanks Road**  
**Map 24-Lot 007**

Mr. Dube showed the large set of plans to all present and described the project. He added that there will be no renovations above the existing restaurant.

Mr. Wright asked if the vent support was going to follow the Town Manager's review comments.

Mr. Dube said we looked at the stack installation at the Roost and we'll do something like that per the code.

Mrs. McGraw asked if this lot was part of the adjacent subdivision.

Mr. Kaiser said no, it is a separate lot and not part of that.

Mr. Jordan asked if the small addition near the existing entrance was for dining.

Mr. Dube said yes, 60 square feet.

Mr. Jordan asked if the septic was being expanded.

Mr. Dube said yes, Steve Hamilton SEI is doing the design.

Mr. King asked if Mrs. Tracy had any questions, and she said it was about the septic which was answered.

Mr. Smith asked if the expansion was towards the ice cream place.

Mr. Dube said yes, and there will also be driveway access on that side.

Mr. King asked if the owner also owns the ice cream business.

Mr. Dube said yes.

Mr. King asked about the new living space upstairs in the new addition, and the size of the new dining area.

Mr. Dube said they're adding 288 SF to the dining area, expanding what is a very small kitchen now, with a new apartment on the second floor.

Mr. King commented that the new stack plan looks unattractive.

Mr. Dube said it has to meet NFPA 96 code.

Mr. King asked if it could be turned vertical.

Mr. Dube said possibly,

Dr. Eastler asked what the flood elevation was at the site.

Mr. Kaiser said it's not in the 100-year floodplain.

Mrs. McGraw asked what the lot coverage was.

Mr. Kaiser said the structures probably comprise 1/20th of the lot, which is way below the coverage allowed.

Mr. Dube added that the parking area will be gravel, not paved.

Mr. Otley asked if the ice cream shop was in the way of the stack.

Mr. Dube said no.

Dr. Eastler made a motion to approve both applications [Soil and Site] as submitted, and Mrs. McGraw seconded the motion.

VOTE: 8 – Affirmative  
Motion carried.

**4. Jake Charles**  
**Site Review Application #16-SR-12**  
**Remodel of existing space into apartment**  
**112 Quebec Street**  
**Map R16 – Lot 133**

Mr. Smith asked if this is a rental building.

Mr. Charles said yes, and I live there too.

Mr. Smith asked Mr. Kaiser if this was in the parking exempt area.

Mr. Kaiser said no, it is not.

Mr. Charles said we're providing parking for our tenants, and have room for the additional parking space for the new unit.

Mr. Smith said snow buildup might limit parking space.

Mr. Charles said he uses a snow blower and keeps the parking area cleaned out.

Mrs. Tracy asked if he has considered all life-safety requirements.

Mr. Charles said he has met with the Town's Fire Department and been advised of these.

Mrs. McGraw asked where the new apartment is, on the front?

Mr. Charles said that its existing space, two rooms, that need renovation, and yes, where the front dormer is.

Mr. King asked Mr. Wright if he had any questions, and he said he was ok with the project.

Mr. King asked Mr. Otley if he had any questions, and he said egress was his concern, which has been answered.

Mrs. McGraw made a motion to approve the application as submitted, and Mr. Smith seconded the motion.

VOTE: 8 – Affirmative  
Motion carried.

**5. Ice Cream Shoppe #16-SR-13**  
**Remodel of existing space into apartment**  
**171 Wilton Road**  
**Map U31- Lot 39**

There was no one to present this application, so the Board passed over this item to see if the applicant might show up later.

**6. Haggan Detailing**  
**Site Review Application #16-SR-14**  
**Construction of a two car garage and office**  
**144 Wilton Road**  
**Map U31-Lot 31**

Mr. and Mrs. Haggan described his project, stating that they had demolished a 28' x 28' building, and would erect a new building incorporating this footprint, and that the swimming pool had been removed for parking space.

Mr. King asked what the setback would be on the side.

Mr. Haggan said 15'.

Mr. King asked what the setback would be on the front.

Mr. Haggan said no closer than the existing footprint, which his contractor is following.

Mr. King asked what the front lot width was.

Mr. Haggan said 75'.

Mr. King asked what the new building dimensions were.

Mr. Haggan said he's using the original footprint [28' x 28']

Mr. King said the tax records show 1,050 SF building dimension, and you state 1,072 SF in your application.

Mr. Haggan said there was a small porch too which accounts for the difference, and they're staying within the footprint of what they demolished.

Mrs. McGraw asked about the use of grandfathered footprint.

Mr. Kaiser said they're entitled to utilize such non-conforming footprint as long as they do so within a year.

Mr. Wright asked if they had a separate driveway from the abutting real estate business, and Mr. Haggan said yes.

Mrs. McGraw asked about the floodplain.

Mr. Kaiser said the structure is outside the floodplain in the VR zoning district, and the rest of the lot is in the 100-year floodplain.

Mr. Otley asked what the business is classified as - auto repair?

Mr. Kaiser said no - auto detailing is classified as a service business per his memo.

Mr. King asked Mr. Jordan and then Mrs. Tracy if they had any questions, and both said they were ok with the project.

Mr. Smith asked the applicants if they were aware of a DOT drainage right-of-way on the property.

Mr. Haggan said they are aware of this R/W and there is access if they need it.

Mr. King asked Mr. Marceau and then Dr. Eastler if they had any questions, and both said they were ok with the project.

Mr. King asked Mr. Haggan about the property lines.

Mr. Haggan said the lines are marked, and the building was and will be 15' from the side line.

Mr. Kaiser said the line looks closer because the abutter has been parking on the subject property for years.

Mr. King asked about roof drainage.

Mr. Haggan said the roof and drainage will flow the same way as previously.

Mr. King asked about hours of operation.

Mr. Haggan said mostly weekends.

Mr. King asked about lighting.

Mr Haggan said he'll put motion-sensor lights under the eaves by the office.

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

VOTE: 8 – Affirmative  
Motion carried.

**7. Farmington Farmers Union  
Site Review Application #16-SR-15  
32' x 38' pole barn  
211 Front Street  
Map U15 – Lot 58C**

Mr. Jordan and Mr. Wright recused themselves from discussion and voting due to their positions on the Farmers Union Board of Directors, and sat in the audience.

Mr. Donald explained the project and details of the 32' x 40' pole barn to be erected where the fenced storage now is.

Mr. Otley asked what they do now.

Mr. Donald said since the storage is now outside, they have to seasonally move the contents around which makes it difficult. We need to have these materials under cover for weather and security

Mrs. McGraw asked what Mr. Kaiser wrote in his review, and he noted that he'll get together with Mr. Donald and Public Works Director Phil Hutchins when the building is laid out to insure proper setback.

Mrs. Tracy asked about the type of construction.

Mr. Donald said typical pole barn, with posts directly in the ground.

Mr. King asked Mr. Smith if he had any questions, and he said he was ok with the project.

Mr. Marceau asked if there would be a concrete floor.

Mr. Donald said they would leave the grade as is and keep things raised on pallets for now, with the possibility in the future for a concrete floor.

Dr. Eastler made a motion to approve the application as submitted, and Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative  
Motion carried.

Mr. King made a motion to table review 16-SR-13 as no one was present for this application, and Mrs. McGraw seconded the motion.

VOTE: 8 – Affirmative  
Motion carried.

**6. Other Business**

Mr. King asked Mr. Kaiser to update the Board on the solar project.

Mr. Kaiser said the Zoning Board would meet later this month to review the Zoning Ordinance Table of Uses. Ranger Solar has asked to be on the Board's October 17th agenda to make a preliminary presentation on the project. He expects a Special Town Meeting to vote on the Solar Energy System Performance Standards, Definitions, and Table of Uses sometime in November. He anticipated a project application for Board review probably in January or February.

There being no further business, the meeting adjourned at 7:00 P.M.

Minutes respectfully submitted by Lori Simpson.

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Planning Board

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Date