

FARMINGTON PLANNING BOARD

**153 Farmington Falls Road
November 14, 2016 – 6:00 P.M.
Minutes**

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

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; and applicant Joey Cousineau.

1. Designate alternate members (if necessary)

Alternate members Mr. Wright and Mr. Otley were designated as voting members by Mr. King in place of Dr. Eastler and Mrs. McGraw.

2. Review minutes of October 17, 2016

Members noted that under item 5 on page three a "Mr. Moore" reference needed to be changed to Cousineau. Mr. Kaiser duly noted same and will make correction.

Mrs. Tracy made a motion to accept the minutes of 10-17-16 as corrected.

Mr. Smith seconded.

VOTE: 7 Affirmative - None opposed
Motion Carried

**3. Granite Heights (Cousineau)
16-SD-01-M
Subdivision Modification
Map R20 – Lots 28/29**

Mr. King asked Mr. Cousineau to explain his request.

Mr. Cousineau said that in the process of moving a model home from their Wilton site to lot 28 in their subdivision at Granite Heights, they discovered ledge as they were excavating for the foundation and had to slide things to the north towards lot 29. He continued, saying that although the house and deck met the setback, the steps encroached into the side setback, necessitating swinging the common line between lots 28 and 29 to the north, still leaving the lots conforming. Mr. Cousineau said that attorney Paul Mills is submitting materials to DEP for Site law permit modification, and they are doing the Town submittal first.

Mr. Smith made a motion to accept the Cousineau modification proposal.

Mrs. Tracy seconded.

Mr. Kaiser thanked Mr. Cousineau for providing the details and reasons behind the request.

Mr. Davis thanked Mr. Cousineau for the survey plan showing justification for the request and compliance with Town requirements.

VOTE: 7 Affirmative - 0 Opposed
Motion Carried

4. Other Business

Mr. Davis handed out copies of a Warrant Article and Moratorium Ordinance pertaining to the likely passage of referendum question #1 - the legalization of recreational marijuana. The moratorium would be for an initial 180 days with extension for additional 180-day periods by the Board of Selectmen if warranted. He noted this just pertains to recreational marijuana, not the current medical marijuana laws.

Mr. Kaiser referred to the new State Marijuana Legalization law at 7 M.R.S. c. 417, and noted the strong Home Rule options for municipalities in section 2449. As examples of what might be considered by the Town, he handed out Performance Standards and Table of Uses modifications that could be added to the Zoning Ordinance. Mr. Kaiser said the idea is that it will take the State at least six months to implement the new law, and the moratorium will allow time for the Town to adjust its ordinances accordingly.

Mr. Otley made a motion that the Planning Board endorse the proposed 180-day moratorium regarding recreational marijuana.

Mr. Smith seconded.

VOTE: 7 Affirmative - None opposed
Motion Carried

There being no other business, the meeting adjourned at 7:00 PM.

Minutes respectfully submitted by J. Stevens Kaiser.

Planning Board

Date