

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

February 12, 2018 6:00 P.M.

Planning Board members present: Clayton King, Tom Eastler, Lloyd Smith, Jeff Wright, Craig Jordan who came in at 6:10 pm. and alternate Mike Otley.

Planning Board members absent: Bill Marceau, Donna Tracy, and Gloria McGraw.

Others present were: Code Enforcement Officer, J. Stevens Kaiser, Code Enforcement Assistant, Robin Zagorodny, and four UMF students

Applicants present were: Barry Hosmer, Landscape Architect, and Rachel Jackson- Hodsdon, Property Manager

Mr. King opened the meeting at 6:00 pm.

1. Designate alternate members.

Mr. King designated alternate Mr. Otley as a voting member for this meeting due to absences.

2. Review minutes of June 12, 2017

Mr. Smith made a motion to accept the minutes as read.

Mr. Wright seconded the motion.

VOTE: 5 – Affirmative 4 – Absent 0 -- Abstain

Motion carried.

3. 18-SR-01 & 18-SS-01

Franklin Memorial Hospital

New 1,072 SF MRI Building in lieu of a temporary trailer

111 Franklin Health Commons

Farmington ME 04938

U38 Lot 006

Mr. Hosmer, Landscape Architect, represented the FMH project. He noted that they had also applied to the DEP and granted their approval in December 2017.

Mr. Hosmer began by showing a full scale diagram with photos of the existing MRI trailer that is currently on site, then proceeded to show the new proposed 1,072 sf single story addition that will be 30x35 feet in size. He said that due to removal of the old apron for the trailer, they will be able to reduce the impervious area by 400 feet, they will actually be treating 86% of the storm water runoff (v. the DEP minimum of 50%), and the storm water will also be cleaner as it will now be coming off the roof instead of pavement and then collected and treated in an existing infiltration system.

Mr. Hosmer said there will be an erosion control fence installed prior to the start of construction which will remain up through the end of the project then removed. He said they are going to save the spruce tree out front, more deciduous shrubs and additional greenery will be added, and they are relocating the chiller unit and transformer. Mr. Hosmer added that the building will be made of brick, have one window in it for the technicians in the control area, and a steel removable wall panel in front for the installation, repair, and removal of MRI equipment.

Mr. King asked if the Board had any questions:

Mr. Otley said he likes the project and has no questions.

Mr. Wright asked how long this project has been in the works.

Mr. Hosmer stated that his company has been working on this project for four or five months.

Mr. Smith said he was ok with the project and had no questions.

Mr. King asked if there were to be any outside lighting on the building.

Mr. Hosmer said none.

Dr. Eastler spoke on his personal experience in an MRI unit and asked how much this project cost and if it included a new machine.

Mr. Hosmer said total cost of the project is \$1.5 Million.

Mr. Jordan entered at 6:10 pm and joined the Board.

Mr. King asked Mr. Kaiser if he had any comment.

Mr. Kaiser said the MRI machine is an invaluable diagnostic tool, any type of hospital construction is expensive, and he feels the cost/benefit in this case justifies the project.

Mr. King called for a vote.

Dr. Eastler made a motion to accept the applications as presented.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent 0 - Abstain
Motion carried.

3. **18-SR-02**
Rachel Jackson-Hodsdon, Property Manager
Convert existing 3 unit bldg. from 2 residential, 1 commercial, to 3 residential
103 Bridge Street
Farmington, ME 04938

Ms. Hodsdon, property manager for 103 Bridge Street, explained the history of this property. She said the retail space is not currently occupied, the insurance for mixed use is high, and this space needs to be converted into an efficiency apartment.

Mr. King asked the Board if they had any questions.

Dr. Eastler stated he no issues with the request.

Dr. Eastler, Mr. Smith, and Mr. Wright said they are ok with the project.

Mr. Jordan said this was an upholstery shop in the '50s, with the business was on the first floor and its owner living upstairs.

Mr. Otley asked to confirm location on the map submitted for review and whether there was ample parking.

Ms. Hodsdon stated that were was ample parking in the back to accommodate the requirement of five spaces.

Dr. Eastler made a motion to accept the application as submitted.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent 0 - Abstain
Motion carried.

Mr. Kaiser said this efficiency apartment could be easily converted back to retail or service business in the future if the need arose.

4. Other Business

Mr. Smith brought up his concerns about glare from LED lighting at the following locations:.

- a) Ice Cream Shoppe on Rts. 2/4 with LED on pole facing west into traffic.
- b) Hight's Chevrolet on Rts. 2/4 with LEDs on poles facing east lighting their parking lot with glare/trespass onto highway and Dr. Ellis property.
- c) Tinny's Auto on Rts. 2/4 LED lights on building for parking lot with glare/trespass onto highway.
- d) Subway on Rts. 2/4 with wall mount LED light glare/trespass onto highway.
- e) Hammond Lumber on Rts. 2/27 with LED lighting facing the dock area near the road with glare/trespass onto highway.

Mr. Smith wanted to know if the Board could tighten up the lighting performance standards to add more control over LED lighting.

Mr. Kaiser stated the current lighting performance standards have requirements that have been used to correct nuisance lighting, and we could add a standard that all LED lighting not exceed 2700° Kelvin and 10% blue which is an international dark sky initiative goal.

Mr. King asked Mr. Kaiser about the prohibition on blinking lights on signs.

Mr. Kaiser said State sign law and the Town Sign disallow flashing, blinking, or fluctuating.

Mr. Smith said maybe the insurance companies are making businesses install LED floods for security.

Mr. Jordan stated that the insurance companies do not have anything to do with the lighting of choice which is up to the property owner.

Mr. Smith said the LED lighting is becoming increasingly bothersome when driving at night.

Mr. Kaiser suggested that he will step up notifications to correct as he has done in the past.

5. Marijuana Business Moratorium

Mr. King asked if this was something we needed to vote on at this time.

Mr. Kaiser said he was looking for the Board's endorsement of the moratorium which the Board of Selectmen will be approving as a Warrant Article for the Town meeting in March. He listed the major points in the document:

- Applies to both Adult Use and Medical Marijuana Businesses
- Stresses the need for appropriate ordinances for public health and safety reasons
- Acknowledges that the Planning Board is developing marijuana regulations
- Acknowledges that the Board of Selectmen is reviewing marijuana regulations
- Acknowledges that the Town awaits legislative action on LD 1719 before proceeding
- Acknowledges that the Town needs more time for its boards to conclude their work

Mr. Kaiser said the Planning Board tabled further action in December on this matter until legislative action on LD 1719.

Mr. King made a motion to endorse the moratorium as presented.

Mr. Smith seconded the motion.

Dr. Eastler stated he had a call from a business selling marijuana oils and did not understand if it was illegal or legal.

Lucas Dwornik, a UMF student present, stated that the CDB oils can be purchased online and in stores and are legal.

Mr. King stated he read an article that in Augusta they are selling T-shirts that come with free marijuana.

Mr. Kaiser said that's considered gifting which is legal since the referendum passed, but seems to be happening in Maine's urban areas and not here.

Mr. Otley questioned if the Planning Board had other responsibilities under the moratorium, referencing page 5 which stated that a study was to be conducted by Planning Board.

Mr. Kaiser explained that the Board has done this in the course of drafting regulations, and said Town Attorney Underkuffler, is just being thorough and including everything necessary to justify the moratorium.

Mr. Jordan said he was good with the draft and had no questions.

Mr. Wright said it makes good sense to know what the State is doing before approving anything on the Town level, and that the moratorium would give us time to make any adjustments once the State has voted.

Mr. Smith said he had no questions.

Mr. King said had no further questions.

Mr. Dwornik asked if the Town had decided against adult use stores, and if an ordinance was in place.

Mr. Otley said the Planning Board has drafted an Adult Use Marijuana Ordinance and application already, and will make necessary changes based on the State's decision.

Mr. Kaiser explained what is in the draft Adult Use Ordinance and the draft application, saying that a change to the Table of Uses was also drafted to regulate where adult use businesses are allowed. He said it's similar to alcohol laws - regulation and control.

VOTE: 6 – Affirmative 3 – Absent 0 - Abstain
Motion carried.

Mr. Kaiser updated the Board on the Woodland's phase 2 project for independent and assisted living on Knowlton Corner Road.

Mr. King asked for an update on the York farm solar project.

Mr. Kaiser said they have finalized leases and submitted to DEP, so we may see an application in the next month or so.

Mr. Wright said he saw in a Sunday paper that people with such projects on their land have seen their property taxes skyrocket.

Mr. Kaiser said it will also affect school funding and county taxes, and the Town will look to the applicant to pay for the Town's bond counsel

There being no further business, Mr. King made a motion to adjourn the meeting. 6:45 pm
Mr. Smith seconded the motion.

VOTE: 6 - Affirmative 3– Absent 0- Abstain
Motion passed

Minutes respectfully submitted by Robin Zagorodny.

Planning Board

Date