

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
June 11, 2018 6:00 P.M.
Minutes

Planning Board members present: Clayton King, Tom Eastler, Lloyd Smith, Craig Jordan, Donna Tracy, Gloria McGraw, and Jeff Wright.

Planning Board members absent: Alternates Michael Otley and Bill Marceau.

Others present: Code Enforcement Officer, J. Stevens Kaiser; and Code Enforcement Assistant, Robin Zagorodny.

Applicant representative present: Mark Goodwin, Property Owner.

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

1. Designate Alternate Members

None present, and not necessary due to presence of full Board with quorum.

2. Review minutes of May 14, 2018

Mrs. Tracy made a motion to accept the Minutes from May 14, 2018.

Mr. Wright seconded the motion.

VOTE: 7 – Affirmative 2 – Absent 0 Abstain

Motion carried.

3. 18-SR-09

Mark Goodwin

Convert a 2-unit residential to a 4-unit residential

109 Bridge Street

West Farmington, ME 04938

U29-003

Mr. King made a motion to accept the application as submitted.

Dr. Eastler seconded the motion.

Mark Goodwin, property owner of 109 Bridge Street, explained the current floor plan of the duplex and barn. He stated he wanted to convert the 2-unit residential structure into a 3-unit in Phase 1 immediately, and later in Phase 2 add one more unit in the barn.

Mr. Goodwin explained that these units are going to involve just the first and second floors, nothing on the third floor, with modifications as required by the Life-Safety code. He stated he spoke with both Fire Captain Tim Hardy and CEO Steve Kaiser to review NFPA-101 requirements, and he also has one parking space for each bedroom as required by the Zoning Ordinance.

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

Mr. Wright had no questions.

Mrs. McGraw asked if it was on Town water and sewer?

Mr. Goodwin said yes.

Mr. Jordan asked if he also owned the trailers out back of the apartment building as well as other property once owned by Gil Durrell.

Mr. Goodwin stated he did, and that the trailers were also rentals. He said this was a large piece of property and that the trailers and the apartment building were all on the same lot.

Mr. Jordan said the subject property was also known as the "Brown" house.

Mr. Goodwin said he also totally renovated the house next door known as the "Churchill" house.

Mrs. Tracy had no questions.

Mr. Smith asked for a condition to be added to the approval that when Phase 2 begins Mr. Goodwin notify the Code Office which will then notify the Planning Board.

Dr. Eastler had no questions and said he thought the plans were very well done.

Mr. King had no questions.

Mr. Kaiser said he and Tim Hardy met with Mark last week to finalize Life-Safety requirements.

Mr. King made a motion to accept the Site Review application, adding that Mr. Goodwin notify the Code Office when beginning Phase 2, which will in turn notify the Planning Board.

Mr. Wright seconded the motion.

VOTE: 7– Affirmative 2 – Absent 0- Abstain
Motion carried.

4. Other Business

Mr. Kaiser explained the changes to the Marijuana drafts in his June 7th memo, which are basically to include Medical with Adult Use.

Mr. Wright asked how many have an interest in operating an Adult Use store in town.

Mr. Kaiser said a handful, who are currently in the Medical business in town, adding this is all done under State law with no local regulation. He said it makes sense to regulate both Medical and Adult Use together in the future under local ordinances.

Mr. Kaiser stated that he would be meeting with the Zoning Board in July for their review of the draft additions to the Table of Uses, with the next meeting being a hearing for change approval with the Zoning Board, then another hearing with the Board of Selectmen for a Special Town Meeting Warrant Articles.

Mr. Kaiser said he met with Liz Peyton and Lauren LeClerc of the Farmington Solar LLC project last week, and they are looking to come before the Planning Board at their August meeting to make a pre-application presentation. He said they would subsequently submit their applications for full review at the September Meeting under Site Review, Soil Erosion Control & Stormwater Management, Floodplain, and Shoreland Ordinances, and also under the Solar Performance Standards in the Zoning Ordinance.

Mr. Kaiser said they will also file a sign application, they are working with District Forester Patty Cormier on the removal of some vegetation in the Shoreland Zone, they plan on temporarily stockpiling materials in the floodplain during the project, and the DEP application is under review – a copy of which is in the Code Office.

Mr. Smith asked if there were likely going to be many changes to the information in their DEP application when they prepare their applications to the Town.

Mr. Kaiser stated the DEP application looks good, complete with plans showing boundaries, panel arrays, roads, etc., and they're even repairing stream crossings from prior logging activities. He said that there may be information added for the Town applications, noting we have asked for an overlay of the tax map property lines onto the project plans.

Mr. Jordan asked if this company was doing the work or selling the project to another company to develop.

Mr. Kaiser said as far as he knows NextEra would be the contractor doing this project, out of their main office in Florida. Regarding the global solar industry, he noted that China recently announced it would stop subsidizing industrial solar and wind development. Mr. Kaiser also noted that CMP's proposal to import hydro power from Canada, a cheap renewable/sustainable base load energy source, might impact solar and wind projects in Maine. He said the Town will have to carefully review the lease agreements and decommissioning bond, and now a TIF is a possibility.

Mr. Jordan asked when the project gets a TIF agreement, what will we get for tax revenue, what's the benefit to the Town?

Mr. Kaiser said Woodlands Phase II is progressing nicely and he tries to attend their monthly construction meetings.

Mr. Kaiser said the Notify MD building is vacant and available for sale or lease.

Mr. Kaiser stated that Leap, Inc. bought the Swan property next door, which will be demolished, and they will be submitting for review once they have their plans complete.

Mr. Kaiser stated that the Kingdom Hall on Fairbanks will be in for Site Review this year for a total rebuild. He said they've been in contact with the Code Office through their planning process, and they anticipate construction in 2019.

Mr. Kaiser said Butch Haggan is busy processing on-site material and moving it around his Aubuchon site, with his equipment for sale parked on the highway side for now.

Mr. Wright stated he thought Aubuchon's Hardware wanted to move in by September, and although some of the building materials are on site, he wonders if they'll be ready by fall.

Mr. Jordan brought up the comment from last meeting about the setbacks for the Henderson Memorial Baptist Church.

Mr. Kaiser said Mr. Otley went out and measured and thought the addition wouldn't meet the side setback. He said he checked, and it turns out the church is in Village Business Historic, where there is a 0' side setback, not Village Residential where the side setback is ten feet.

Mr. Jordan said the applicant should have shown this on a drawing.

Mr. King stated that is why he asked this question at the meeting - to clarify what was missing on the plan.

Mrs. McGraw asked how much will the solar project financially benefit the Town? What will be its assessed value? What about taxes? If it turns out there is no benefit then why do we as a Town want them here?

Mr. Kaiser stated they will have to tell us what the tax benefit and impact on school funding will be, and we'll have to ask them if they'll agree to pay our attorney for bond review and consultation fees. He said when we met with them last week, they brought up getting a TIF for the project.

Mrs. McGraw said the solar farms she saw in Germany looked ugly after they got larger than 20 acres.

Mr. Kaiser said countries most dependent on wind and solar, such as Australia, have rates near 50¢/Kw hr., while the US now averages 15¢/Kw hr. thanks to affordable base load sources.

Mrs. McGraw asked if there is a negative impact on the Town can the Board deny the application?

Mr. Kaiser said his understanding is this project will keep the York Farm viable and provide Brenda and Bussie a retirement.

Mr. Jordan stated that it is not up to the Planning Board to approve the application to ensure the York's a retirement.

Mrs. McGraw asked about the Holman House Homeless Shelter Project, and if the project will still need to come to the Planning Board?

Mr. Kaiser stated the church and their architect Bill Hamilton are still working on the plans for the project, which will come before the Board when completed. He said he went to their presentation a couple of weeks ago at the Church, where they related they had 17 police calls over 5 years, they do background checks and search all residents, and they prioritize for women with children, veterans, the elderly, etc.

Mrs. McGraw stated that she asked how many people have been helped at that informational meeting and was told 335 in 5 yrs. She then asked how many from Farmington and did not get any answer.

Mr. Kaiser stated they said the residents are now predominately from Franklin county.

Mr. King said we need to look at the crime statistics, break-ins, and real estate values of other areas with homeless shelters.

Mr. Jordan cautioned that once the homeless shelter is here, it's here to stay.

Mr. Kaiser spoke on the overall cost of the project, with its architected building renovations, alarm systems, sprinkler system, etc. - which could total twice their \$120,000 budget for same.

Mrs. McGraw asked for an update about Tim Seamon's tire business, Townline Tire, in Farmington Falls.

Mr. Kaiser said Tim has lately put up tarps, and is also using one neighbor's property for business storage and a letter will be sent to Anna Powers stating she must have this material removed. He added that DEP recently checked the number of tires which was within their limit.

Dr. Eastler said UMF used to mow around it but nothing has been recently done.

Mr. King adjourned the meeting at 6:45 pm.

Minutes respectfully submitted by Robin Zagorodny.

Planning Board

Date