

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
September 8, 2014
Minutes

Planning Board members present were Clayton King, Donna Tracy, Lloyd Smith, Gloria McGraw, Tom Eastler, Craig Jordan, and Bill Marceau. Alternate member, Matt Smith was also present.

Alternate member, Jeffrey Wright, was unable to attend.

Others present were Code Enforcement Officer, Steve Kaiser; and Code Enforcement Assistant, Jane Ford. Also present were Robert Berry, P.E., Esther Bizier, P.E., of Main Land Development Consultants, Inc., and Darren Gonzales and Michael Clift, all representing the Coca-Cola Bottling & Distribution Co. expansion project. Reporter Ann Bryant, and property/business owner Joyce King were present as well.

1. Designate alternate members, if needed

Mr. King designated Matt Smith as a voting member for this meeting.

2. Review minutes of August 11, 2014

Mrs. Tracy made a motion to approve the minutes of August 11, 2014 as submitted.

Mr. L. Smith seconded the motion.

VOTE: 7 – Affirmative 1 – Abstention 1 – Absent

Motion carried.

3. Clayton King – Family Fun & Recreation – Construction of a Picnic Area, Fishing Pond, Volley Ball, Swings, Horseshoe Pits, etc.
294 Titcomb Hill Road
Map R11 – Lot 006
Site Review Application #14-SR-13
Soil Erosion Control/Storm Water Management Application #14-SS-10

As applicant, Mr. King removed himself from the Board table and Mr. Marceau chaired the meeting for this agenda item.

As a neighbor of Mr. King's, Mrs. Tracy asked the Board members if she should abstain from participation of this application.

It was the consensus of the Board that Mrs. Tracy's participation would not present any conflict.

Site Review Application #14-SR-13

Mr. King began his presentation by stating that the recreation facility would be located across from his store, C.J. Appliances. On his site plan, he showed the proposed driveway entrance which will be 16' wide and the parking lots which would be located on either side of the driveway. Mr. King said patrons will be required to walk to the picnic tables and recreation area.

Mr. King said the fishing pond has been previously approved and there would be no swimming or boating allowed. He said the depth of the pond will be from eight feet to 24 feet, and the sides of the pond will have a built in shelf for safety. He said he is planning to stock the pond with rainbow and brook trout.

Regarding parking, Mr. King said one space per 5,000 SF area is required (20 spaces).

Mr. King said he would be providing a port-a-potty which would be positioned behind the barn so that it would not be seen from the road.

Regarding the driveway, Mr. King said that it will not be hot-topped.

Mr. King said there will be no outdoor lighting.

Mr. King also said the facility would be open from dawn to dusk, Spring to Fall. He said there will be 20 picnic sites, and to start - 10 will have canopies and 10 will not. Other activities, he said, will include volley ball, horse shoe pits, swings, and a sandbox. He pointed out the riprapped pond overflow, and said he may have a zip line in the future that would go across the pond to make it more interesting. He said the back side of the pond (abutting the Horn property) would be fenced. Mr. King added there will be an area open for weddings.

Mr. King said he wants this to be family oriented. He said a possible name might be "Fish and Play" but he wasn't sure at this time. Regarding pricing, Mr. King said he is studying rates and may rent a picnic table for a family of four for \$10.00 per day.

Mr. King said his contractor is supposed to start digging the pond this week.

Mr. Marceau asked for clarification regarding where the parking would be located.

Mr. King said they would be using the driveway to enter and parking would be at either side of the driveway. He said the parking spaces will be larger than what is required.

Mr. M. Smith asked if there would be a full-time attendant.

Mr. King said, not to start. He said there would be a gate and the patrons would have to come into the store to pay. He added if the business grows, he will have an attendant, and his grandson will be doing maintenance.

Mrs. McGraw asked why the landscaping requirement was marked as non-applicable.

Mr. King said the area is mostly all hayfield and he would like to keep it rustic.

Mrs. McGraw asked about shade trees.

Mr. King said in the future he would like to plant some willow trees, evergreens, and some flowers which would be nice for weddings.

Mrs. McGraw asked about the septic system shown on the site plan.

Mr. King said the system was designed for a two-bedroom home but it isn't used. He said there is a trailer and a barn on the property, and he would like to keep the barn as a rustic backdrop and in the future possibly convert it into bathrooms and a bridal room.

Mr. M. Smith made a motion to approve the Site Review application as submitted.

Dr. Eastler seconded the motion.

VOTE: 8 – Affirmative 1 – Absent
Motion carried.

Soil Erosion Control/Storm Water Management Application #14-SS-10

Dr. Eastler made a motion to approve the Soil Erosion Control/Storm Water Management application as submitted.

Mrs. Tracy seconded the motion.

VOTE: 8 – Affirmative 1 – Absent
Motion carried.

**4. Coca-Cola Bottling & Distribution Co. – Construction of New Parking Area and Demolition of a Portion of the Existing Building
282 Farmington Falls Road
Map U06 – Lot 005, 015
Site Review Application #14-SR-10
Soil Erosion Control/Storm Water Management Application #14-SS-05**

Mr. King returned to the Board table.

Site Review Application #14-SR-10

Mr. Berry presented a site plan and stated that the purpose of this project is to improve the Coca-Cola distribution facility site by demolishing some of the building, adding parking to accommodate employees and guests, creating more snow storage areas, improving safety, adding new lighting, and renovating the remaining existing buildings.

Regarding parking, Mr. Berry said there are no existing dedicated parking areas currently on-site. He said cars haphazardly park on the lawn and in a small gravel area next to the southwest corner of the building. He said to create space for a new parking area, a portion of the existing building (8,712 SF) will be demolished and a new 24 space parking area with one handicap space will be constructed. He said replacing some building footprint with parking will result in less impervious area than before and would have less drainage impact. He added that the amount of vehicle traffic entering and exiting the site will not change.

Mr. Berry said a new building entrance with canopy, and walkway meeting ADA standards is proposed, as well as a concrete utility pad which will house the building's mechanical unit and will also have a canopy. He added that they will be installing a new propane tank.

Regarding lighting, Mr. Berry said new site lighting is also proposed. He said there will be new light poles in the parking area and along the paved drives as well as building light locations as shown in the Site Utilities Plan (C4.0).

Mr. Berry said, regarding grading and stormwater runoff, reducing the impervious area on site will also reduce the stormwater runoff and noted that the stormwater patterns won't change. He said the new parking area as shown on the Grading Plan (C3.0) is crowned to keep stormwater flowing in the same drainage pattern as when the building with a peaked roof was in place. He said stormwater draining from the new parking lot and existing building to the loading dock area will eventually reach an existing catch basin as shown on the site plans (CB1/CB2).

Dr. Eastler made a motion to approve the Site Review application as submitted.

Mr. M. Smith seconded the motion.

Mr. Marceau asked, when was the last time anything there was updated?

Both Mr. Gonzales and Mr. Clift said that's unknown but the site has really aged. They said they have no intentions of deviating from the required standards for the safety of their employees and visitors.

VOTE: 8 – Affirmative 1 – Absent
Motion carried.

Soil Erosion Control/Storm Water Management Application #14-SS-05

Dr. Eastler made a motion to approve the Soil Erosion Control/Storm Water Management application as submitted.

Mr. King seconded the motion.

Mr. Jordan said asked how the site drained.

Mr. Berry said they're essentially in a bowl, and pointed out the catch basins east of the building, and the existing filter bed which they will continue to use. He said he met with Denis Castonguay, Public Works Director, and the only way they could use Town drainage would be to pump up to it. He said it helps that the site sits on sand which drains well, and they will clean out existing catch basins.

5. Comprehensive Plan Review of Sections 5 – 8

Mrs. Ford said regarding Section 5 (Public Facilities), the Board received new copies because she and Mrs. Gelinas have been proofing the Plan and corrected typos and miscellaneous minor errors.

Mr. Kaiser said they have not received any comments from the Zoning Board to date.

Regarding Public Facilities, Dr. Eastler commented that there isn't anything in the Plan about a public restroom and asked if anybody has ever considered the possibility.

Mr. Jordan said this has been talked about many times and John Moore was quite active about this subject in the past. He said, not only would this project need review and approval, it would need money to construct it, and to operate and maintain it. He said that Mr. Moore makes his restrooms (at the theater) available to students using the playing fields.

Mr. M. Smith said there are two restrooms in the warm-up shack at Hippach Field.

Mr. Jordan said a good place to construct a public restroom would be in the County parking lot and this would not be taking away green space.

Mrs. McGraw said she thinks it's a good idea and the Farmington Downtown Association have talked about this matter for a long time. She said they would support the construction of a public restroom.

It was mentioned that a public restroom would be a good thing to have when the tour busses arrive.

Mrs. McGraw said that the need for a public restroom should be mentioned in the Comp Plan.

Mr. Kaiser said this could be added, but it is a very costly idea.

Mr. Marceau said it would be very expensive - at least \$100,000.

Mrs. McGraw asked if a TIF could be used.

Mr. Marceau said he thought it might.

Mr. Kaiser agreed and said that he would write something in this regard for the Comp Plan. He said other problematic issues with this idea are heating, and safety/security.

Mrs. McGraw made a motion that the need for a public restroom be added to the Comp Plan.

Mr. King seconded the motion.

VOTE: 8 – Affirmative 1 – Absent
Motion carried.

Mrs. McGraw said we need to add more about the eventuality of needing more paid Fire Rescue personnel, as volunteers continue to decline, and the wording in the Comp Plan should be made stronger.

Dr. Eastler suggested if we could somehow subsidize the volunteers and Junior Fire Fighters, it might encourage them to stay here.

Mr. King said that 45 to 50 fire fighters responded to the fire at the Blueberry Hill apartments last July, and that it was probably due to the fact that the fire was after 4:30 P.M. and they were not at work.

Mr. King suggested combining EMT and FFR members to up the numbers as they're already cross-trained.

Mr. M. Smith said most have jobs where they can't pick up and leave when they get the call.

Mrs. McGraw said Franklin Memorial Hospital is now joined with Maine Medical Center [Maine Health] and asked should we add this to the Plan.

Mr. Jordan said we're losing more MDs than we're gaining.

Dr. Eastler said the hospital is losing money and doctors are leaving.

6. Other Business

Mr. King questioned the page and half of modifications they received from the "Family Dollar Store".

Mr. Kaiser said this company is diligent so every time they tweak something, no matter how minor, they give it to us as a courtesy. He said they want the Board to acknowledge every single thing they change. Mr. Kaiser said he checked the revised sheets, and if he had seen anything that he thought the Board should know about, he would have blown the plans down and sent them out to them.

Discussion followed regarding the construction of "The Ice Cream Shoppe" on the Wilton Road and Mrs. McGraw said she is concerned about the amount of trees that have been clear cut down by

the stream.

Mr. Kaiser said he checked the area and the cutting is being done in conformance with shoreland zoning standards.

Dr. Eastler said he stopped by the Family Dollar construction site and mentioned the huge amount of glacial till he found there and went on to explain the importance of basing with a lot of gravel to prevent frost heaves such as the ones found elsewhere on the Wilton Road.

Mr. Kaiser said that "Aroma Joes" will be submitting an application to the Board soon and they are proposing to build on the site that was once the location of the stationery store with the big pencil.

Mr. L. Smith asked Mr. Kaiser if he could suggest to the contractors on the Pierce House expansion that they construct more parking to relieve some parking that's off the site, to be on the site.

Mr. Kaiser said they are in the off-street parking exempt area, and can't be required to add parking.

Mr. Jordan said they have three parking spaces in the garage and the only other place for parking is along the driveway on the Post Office side or out back. He said they've got as much parking as they possibly can.

Mr. Kaiser said any more parking spaces would create more impervious surface which is not needed on this site.

Drainage issues in front of the building were also discussed.

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

Minutes respectfully submitted by Jane Ford.

Planning Board

Date