

FARMINGTON PLANNING BOARD

October 19, 2015

Minutes

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

Others present were Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; and applicant Dr. James Creznic.

1. Designate alternate members, if needed.

N/A

2. Review minutes of August 10, 2015

Mrs. McGraw made a motion to approve the minutes of August 10, 2015.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative None opposed.

Motion carried.

3. Dr. James Creznic

Non-Conformance Expansion Application 15-NC-02

122 High Street Map U16 - Lot 031

Construction of a 4' x 32' roof extension to protect steps, landing, and AC units from rain, snow and ice. This application is for a 128 SF expansion, which is within the 186 SF allowed per §11-8.10.B.1.a (Non-Conformance) of the Town of Farmington Zoning Ordinance.

Mr. King asked Dr. Creznic if he had any information to add to the application and Dr. Creznic said it was pretty self-explanatory.

Mr. Wright said he had no questions.

Mrs. McGraw said she had no questions.

Mr. Jordan asked why this fell under the non-conforming standard.

Mr. Kaiser said 620 SF of this building is non-conforming, and a 30% or 186 increase is allowed with Planning Board approval. In this case, the applicant is seeking a 120 SF non-conformance expansion.

Mr. Marceau said he has no problem with this application.

Mrs. Tracy said she had no questions.

Mr. Smith said he had no questions.

Dr. Eastler said he also had no questions and made a motion to approve the application.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative None opposed.

Motion carried.

4. Other Business

Mr. Kaiser said he had a meeting with an architect this morning regarding a proposal for an Alzheimer's residential care facility and reviewed these meeting notes:

- A possible name for the facility may be "Woodlands of Farmington".
- This will not be a nursing home or hospice.
- The building will be fully sprinkled.
- There will be 3 smoke compartmentalizations.
- The construction would be wood frame with one-hour protection and some brick exterior.
- The size of the building would be between 15-20,000
- The facility would consist of 36 beds:
 - 12 rooms with two single beds with own toilets and shared showers/baths—oversized rooms 247 SF – Medicaid paid
 - 12 rooms with single beds with own bathrooms – oversized rooms 222 SF – for privately paid.
- There would be 24 hour a day supervision.
- They will have a State-approved evacuation plan.
- There will be an internal walking trail.
- The windows will not be openable.
- There will be a bright, airy, covered atrium courtyard.
- The travel distance to fire exits will not exceed 250'.
- There will be 10-12 employees on staff at any given time.
- The windows will be equal to or greater than 10% of the floor area.
- There will be individually controlled heating/cooling units in each room.
- There will be two handicapped rooms.
- There will be approximately 20-30 parking spaces.
- There will be a fenced and supervised outside garden area.
- The internal courtyard will also be landscaped.
- There will be an access road around the building for fire apparatus.
- There will be a genset to power the whole facility during outages.
- There will be no audio on fire alarms or smoke sealing of the doors.
- There will be monitoring cameras installed.
- There will be an activity room for the residents.

The architectural design should be done by December and be ready for a January Planning Board meeting. Construction is scheduled to start in the spring of 2016.

This will be similar to the Lewiston facility which was built at the old race track location. The principals involved are Lon, David, and Matthew Walters. Elliot Thayer of Farmingdale will be doing the engineering, and the architect is Peter Bethany of Kents Hill.

Also under Other Business, Mr. King said that the McDonald's rebuild looks good as does Tuck's Ale House. He asked about AutoZone.

Mr. Kaiser said his understanding is that AutoZone has done many new stores this summer and will wait until spring to start this one.

Mr. Kaiser said Bay Communications has signed a co-location consent agreement, met all the requirements set by the Board, and is starting on the construction. He add that Mr. Otley wants to participate when the Board works on the Telecommunications Facility Ordinance.

Mr. Jordan said he happened to out at that site and said it looks like the road is closer to the property line and it should be at least 10 feet away.

Mr. Kaiser is has to be 10 feet away.

Mr. Kaiser said he has distributed the Shoreland Zoning Ordinance Draft to the Board, which includes new additions and revisions from the State. He said the deletions are delineated with strikeouts and additions are in bold and underlined.

Mr. Jordan said John Moore has purchased the property of Christy James and wants to build a new garage but it would be about three feet from the line. He said the Foothills building is on one side and the Holman house is on the other. He said the garage would be attached to the house.

Mr. Kaiser said half of the property is in Village Residential and half in the Village Business Historic district on Front Street. He said the 30% Non-Conformance rule may help and added that this is a judgement call.

Mr. Jordan said the property has been surveyed.

Mr. Kaiser said he would look into this for Mr. Jordan.

Mr. Jordan asked what was going on in the old Granary building.

Mr. Kaiser said the last he from heard from owner, Kelly Dexter, was that his son was going to work on the apartments.

Referring back to John Moore's garage building, Mr. Jordan asked if he met the standards, could he possible get a conditional approval.

Mr. King said he thinks the Board would support the project.

Mr. Smith said the new McDonald's and Tuck's Ale House look good and they add a lot for the town.

Mr. Jordan discussed the brightness of the new Town street lights that shine into the second floor apartment of the old Mickey's Hallmark building.

Mr. Wright asked about UMF's biomass plant and if it was off schedule.

Mr. King said they are a couple of months behind.

Mr. Kaiser said they seem to have been focusing on the underground pipes and trying to finish them first.

Mr. Kaiser said the 82 High Street sewer and water project is nearing completion with binder now down, and they are moving ahead with the Genesis Group and FHLB in Boston for financing the three new buildings to be done next year.

Mr. Kaiser also mentioned that the Ice Cream Shoppe is keeping the second driveway blocked off, and if that should become a problem again, Attorney Underkuffler is ready to act on it.

Mr. Kaiser said the person selling tires on Philbrick Street in Farmington Falls was supposed to file a Site Review application, but didn't so that is going to enforcement.

Mr. Kaiser also said he is working a recent lead enforcement case.

There being no further business, the meeting adjourned at 6:35 P.M.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date