

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

November 9, 2015

*** Revised Minutes**

Planning Board members present were Clayton King, Donna Tracy, Tom Eastler, Gloria McGraw, Craig Jordan, and Lloyd Smith. Mr. Smith left his questions with Mr. King and was not able to stay for the meeting. Alternate member, Jeff Wright was also present.

Mr. Marceau was unable to attend.

Also present were Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; representing the University Credit Union (UCU) were: Sean Thies, P.E. CES, Inc.; Dave Hardy, UCU Facilities Manager; Beth Beaudoin, UCU Branch Manager; Matt Walsh, UCU Buyer; and Attorney Ronald Aseltine. Also present were Attorney David Sanders; applicant, Dr. Iris Silverstein; Ann Bryant, of the press; Mike Otley, and approximately eight members of the public.

1. Designate alternate members, if needed.

Mr. King designated Jeff Wright as a voting member for this meeting.

2. Review minutes of October 19, 2015

The review of the minutes of October 19, 2015 was postponed until the December 14th meeting, as a draft of the October 19th minutes had been inadvertently sent to the Board instead of a finalized version.

The Board then agreed to review the first item under #5.

5. Other Business (first item)

Dr. Iris Silverstein

7.5' x 7.5' with 2' x 5.5' Steps to Improve Front Access to Home on Slope

132 Belcher Road

Map U18 – Lot 009

Non-Conforming Application 15-NC-03

Dr. Silverstein was present to represent this application to construct a deck with steps to improve the front access and egress to her home. She said the 64 SF expansion is within the 79 SF allowed expansion in the non-conformance section of the Zoning Ordinance.

Dr. Eastler said there should be no question about this as it is for access and safety reasons and that area of the property is on a slope.

Dr. Eastler made a motion to approve the Non-Conformance Expansion Application.

Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative 2 – Absent
Motion carried.

3. University Credit Union

Acquire property, demolish existing structure, construct a drive through ATM, and create additional parking.

*152 and 154 High Street

Map U16 - Lot 020

Site Review Application #15-SR-11

Soil Erosion Control/Storm Water Management Application #15-SS-02

Mr. Thies displayed the site plan showing the site limitations of the present location. He said they have a purchase and sales agreement for the apartment house next door, which they plan to tear down. Mr. Thies showed the location of the dumpster. He said the driveway would be one way, Middle Street to High Street. Regarding exterior lighting, Mr. Thies said there would be one wall pack on the south side of their building. He said they would be reducing the impervious area and they would be improving customer access.

Mr. Kaiser said that the entrance is classified as medium volume, as it exceeds 100 trips per day (low volume) and is under 100 trips per hour (high volume), and therefore can have one-way travel.

Dr. Eastler asked how many parking spaces are there now. He said according to the plan there appears to be two on the side and four in the back.

Mr. Thies said they would be eliminating one existing space but would end up with 11 total spaces per the plan.

Mr. Wright asked if there would be just the one light.

Mr. Thies said yes, just the one wall pack.

Mrs. McGraw asked if this use was allowable in Village Residential.

Mr. King said, yes, it is.

Mrs. Tracy asked about landscaping.

Mr. Thies pointed out landscaping on the plan.

Mr. Kaiser said landscaping is not required in this district, so it's up to what, if anything, the UCU wants to voluntarily do.

Dr. Eastler said the Board may want to consider requiring a right turn only onto High St. due to the busy intersection of Academy, High, and Middle Streets in the vicinity. He asked what the access management requirements were.

Mr. Kaiser said that this driveway requires 150' sight distance, which it has in both directions.

Mr. Walsh said we've had accidents due to customers backing into Middle Street, which this project will eliminate with additional parking. We could comply with right turn only at the exit if required.

Dr. Eastler made a motion to accept the Site Review application.

Mr. Wright seconded the motion.

Attorney Sanders said this is in the Village Residential District, and asked on what basis is this allowed.

Mr. Kaiser said, in the Zoning Ordinance a service business in this district is listed with an asterisk, which means it is permitted on a site-specific basis, subject to land use standards and Planning Board approval. He said we consider this a service business.

Attorney Sanders asked for an explanation of Y* vs. * - just an asterisk.

Mr. Kaiser read the descriptions in the Key from the Table of Uses in the Zoning Ordinance, with "site-specific basis" being the difference between Y* and *.

Michael Field, who said he lives across the street, stated that this is a residential area and tearing down a building would leave a big hole. He said they could easily put in six parking spaces without tearing down the building.

Mr. King said that he did look at the site and thought it was well planned. He asked Mr. Thies if they could save building and work around it.

Mr. Thies said whether there's room or not, it is not a good idea to blend parking with the building together in such a small space.

Mr. King asked how many units were in the building.

Mr. Thies said there were four.

Mr. Walsh said they were taking down the building for more "elbow room" for the parking.

Camilla Cai said a number of public parking spaces on High Street are available every day. She said in the Mallett School lot there are eight parking spaces for the public, and UMF has 30 parking spaces.

Dr. Eastler said the owner of the building wants to sell, and the buyers want to buy and take down the building. He said parking has always been an issue in the downtown, and we encourage projects to create parking on their own property. Dr. Eastler added that they only have six parking

spaces now, which will increase to 11, and it isn't within the purview of the Planning Board whether someone wants to tear down a building.

Mrs. McGraw said a green space is being created, which is a plus.

Mr. King asked Mr. Kaiser about UMF's 30 spaces.

Mr. Kaiser said the applicant hasn't negotiated an agreement to use anyone else's off-site parking. He said the campus has gone from a shortage of parking 20 years ago to now more than Town ordinances require.

Camilla Cai said if they have an overage, why doesn't UMF donate six of those spaces.

Mr. King said they're different entities.

Attorney Sanders said, regarding the additional open space, there is none shown on the site plan, is it green or paved? He said if it's paved, then it's more impervious.

Attorney Aseltine showed Attorney Sanders the area on the site plan where the building will be replaced by grass.

Mr. King said the impervious area is 12,900 SF now, and will be 7,800 SF after removal of the building.

Dr. Eastler said they will be reducing impervious area by over 5,000 SF.

Ms. Beaudoin, who manages the UCU, said that parking is the biggest complaint, especially pulling in and out. She said the credit union's membership has grown from 300 to 1800 since opening at this site. Ms. Beaudoin continued saying the lack of parking is especially a problem when there is a mortgage closing and there can be up to eight people present. She said it is also a problem when they conduct meetings, accessibility is also a challenge, and they are also concerned for their employees' safety. Regarding parking spaces at the Mallett School, Ms. Beaudoin said public parking was reduced and passes are required for other spaces following the school's reconstruction several years ago.

VOTE: 6 – Affirmative 2 – Absent
Motion carried.

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

Mr. King seconded the motion.

Mr. King asked each member of the Board if anyone had any questions and everyone was fine with the application. Dr. Eastler said that Best Management Practices (BMP's) must be followed and therefore he will vote yes.

VOTE: 6 – Affirmative 2 – Absent
Motion carried.

4. Town of Farmington Shoreland Zoning Ordinance
Review of State Revisions, Additions, and Deletions

The Board decided to discuss item #4 at a later date.

5. Other Business (second item)

Craig Jordan

Construction of Garage Utilizing 48 SF of Additional Allowed Non-Conformance
Per §11-8.10.B.1.a of the Town of Farmington Zoning Ordinance
225 Main Street
Map U15 – Lot 038
Non-Conforming Application 15-NC-04

Mr. Jordan, as the applicant, recused himself and left the Board table.

Mr. King asked Mr. Jordan if he had any additional information.

Mr. Jordan said he had no other printed material. He said this is the property that was originally owned by Christie James, which John Moore and Jennifer Bjorn have purchased. Mr. Jordan said they want to turn the existing garage into living space and build a new single story garage to be constructed on the driveway side, adding that it will be a two car garage and they need at least 22' x 2' [44 SF] additional non-conforming area. He said the side setback is 10 feet and he needs two feet over this line on the south side.

Mr. Kaiser said they are requesting 48 SF additional non-conformance, within the 49 SF allowed, to be sure they have enough room.

Mr. Jordan said he talked to Gil Riley, head of the Board of Trustees of the Congregational Church, and he said he was pleased that it will be a single family residence again.

Dr. Eastler asked about the abutting property owned by Bill Marceau.

Mr. Jordan said it is also being sold to Mr. Moore and Ms. Bjorn.

Mr. Jordan said Mr. Moore and Ms. Bjorn want the building aesthetically pleasing. He said there would be one 16' door vs. two doors, and the structure can't be placed any closer to the house.

Dr. Eastler said, then you are asking for a two foot variance.

Mr. Kaiser said this is not a variance request. He said up to 49 SF additional non-conformance is allowed with Planning Board approval, and the applicant is requesting an additional 48 SF.

Dr. Eastler made a motion to approve the application.

Mr. Wright seconded the motion.

Mrs. McGraw asked if the garden shed would stay.

Mr. Jordan said, yes.

No other Board member had any other questions.

Mr. Kaiser said that he contacted Jeff McKay, UMF's Facilities Director, and he passed the information on to Lori Gardner, Vice President of Administration. He said Ms. Gardner had no problem with this project. He added that, with this, all of the abutters have been contacted.

VOTE: 6 – Affirmative 2 – Absent
Motion carried.

In other business, Mr. Otley said he resigned from the Zoning Board and has applied for the Planning Board. He said he feels the Planning Board made a mistake (referring to the recent Bay Communications Cell Tower project). Mr. Otley asked why he wasn't notified of the (tower) meeting.

Mr. King told Mr. Otley that he wasn't notified because he wasn't an abutter, and at that point, stopped the discussion.

Mr. King said the Tire Warehouse is underway, and discussion followed regarding alignments, which would be allowed as adjustments, but no mechanical repair work would be done there.

There being no further discussion, the meeting adjourned at 7:05 P.M.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date