

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
July 8, 2013
Minutes

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

Others present were Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; and applicants, Richard Forster representing the Franklin Ski and Outing Club; Joy Prescott representing CMP; and developer Tim Bowen.

1. Election of Officers

Mrs. Tracy nominated Clayton King as Chairman.

Dr. Eastler seconded the motion.

VOTE: 6 – Affirmative 1 – Abstention (Mr. King)
Motion carried.

Mr. L. Smith nominated Mr. Marceau as Vice Chairman.

Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative 1 – Abstention (Mr. Marceau)
Motion carried.

Mr. King welcomed Mr. Bunker to the Planning Board as an alternate member.

2. Designate alternate members, if needed

N/A

3. Review minutes of June 10, 2013

Mrs. Tracy made a motion to approve the minutes as submitted.

Mr. L. Smith seconded the motion.

VOTE: 6 – Affirmative 1 – Abstention (Dr. Eastler)
Motion carried.

**4. Tim Bowen – Revised Construction Plan for a Self-Storage Building - 30' x 100'
Tabled from June 10, 2013 (Original size was 20' x 120')
111 Marvel Street
Map U29-Lot 030
Site Review Application #13-SR-07
Soil Erosion Control/Storm Water Management Application #13-SS-05**

Mr. Bowen was present to represent these applications.

Mr. King called attention to the check-off list that is attached to every Site Review application.

Mrs. McGraw asked for clarification of the size of the building as the original size of 20' x 120' was stated on the agenda.

Mrs. Ford said that she did not have the new dimensions when she prepared the agenda [the revised plan was submitted while she was on vacation].

Mr. Kaiser said he had sent out a memo along with the revised plan showing the property setbacks, the location of the proposed storage building on the lot, and the amended size which will now be 30' x 100'.

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

Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

The Board then reviewed the Site Review application.

Mr. Bowen said all he changed was the size of the building.

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

Mrs. Tracy seconded the motion.

Mr. L. Smith asked Mr. Bowen if he was still going to park cars there. [This type of use, auto sales, was previously approved for this property].

Mr. Bowen said, yes.

Landscaping was briefly discussed and Mr. Kaiser said he had drawn a layout plan showing 10 trees that need to be planted per the Zoning Ordinance, either 9' deciduous or 6' evergreen, but added that the specific location could be modified.

Mrs. McGraw questioned the curb cut and asked if there would any additional cuts made.

Mr. Kaiser said the existing curb cut is grandfathered and they won't be adding any more.

VOTE: 7 – Affirmative None opposed.
Motion carried.

The Board then reviewed the Soil Erosion Control/Storm Water Management application.

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

Mr. King seconded the motion.

Mr. King added that BMP's [Best Management Practices] should be followed and copies can be found in the Code Enforcement Office.

VOTE: 7 – Affirmative None opposed.
Motion carried.

**5. Franklin Ski and Outing Club – Proposed expansion to their snowmaking pond
by 5200 SF (40' x 130')
180 Ski Slope Road
Map R09 – Lot 014
Soil Erosion Control/Storm Water Management Application #13-SS-08**

Richard Forster was present to represent this application.

Mr. Forster began the discussion by stating that this is almost duplicate to the project they did in 2000, but slightly smaller.

Mr. King asked why this is being done, is it because there isn't enough water?

Mr. Forster said, yes. He said the excavation will go approximately six feet below the high water level and the expansion will be on the northerly upland side of the pond.

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

Mr. King seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

Mr. Kaiser said the Code Office did not receive calls from any of the abutters.

Mr. Forster said they sent letters to all of the abutters as part of the DEP application, and added they also had to send a copy of the application to the Maine Historical Preservation Commission and they approved the project.

Mrs. Ford said she also notified the abutters.

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

Mr. King seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

6. CMP – Temporary Substation and Substation Replacement
149 Mason Road
Map R01 – Lot 026-A
Site Review Application #13-SR-10
Soil Erosion Control/Storm Water Management Application #13-SS-09

Mr. King made a motion to accept the Site Review application as complete.

Dr. Eastler seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

Joy Prescott of Stantec Consulting was present to represent these applications.

Ms. Prescott said CMP is proposing to upgrade the substation on the Mason Road. She said during construction a temporary substation (41' x 10' trailer) will be placed in the existing transmission right-of-way off the Dump Road. She said it is important to have the temporary substation so there is no interruption in service during the upgrade.

Dr. Eastler suggested that Ms. Prescott communicate with CMP to inform them that it would not be a bad idea to have a long-term temporary substation trailer, from a safety point of view, kept in Farmington. Dr. Eastler then made a motion that the Planning Board should agree to encourage CMP to leave the temporary station there as a long-term safety measure.

Mrs. McGraw said she doesn't feel that the Planning Board should ask that of CMP as it has nothing to do with the application and Mr. Jordan agreed.

Dr. Eastler mentioned the many times we have lost power, and all he was asking of the Board was whether to agree if it's a good idea or not. Dr. Eastler then withdrew the motion.

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

Mr. L. Smith seconded the motion.

Mr. Bunker asked if this would have any impact on the Dump Road.

Both Mr. Kaiser and Mr. King said if there was an impact, it would be minimal and Denis Castonguay, Director of Public Works, has signed off on this project.

VOTE: 7 – Affirmative None opposed.
Motion carried.

The Board then reviewed the Soil Erosion Control/Storm Water Management application.

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

Mr. L. Smith seconded the motion.

VOTE: 7 – Affirmative None opposed.
Motion carried.

Dr. Eastler said if they are going to prepare an area on the Dump Road by putting a pad there for the trailer, he said he would like to see it left there at the end of the project. He said he had 19 years of Civil Service experience and many more in the military and he feels that this would be something that would be proactive for emergency purposes. He added that the Planning Board should be supportive in asking CMP to leave the trailer there.

Mr. Marceau said that CMP would have to look at the cost of doing this.

Mr. L. Smith said they could always move it in and out.

Mrs. McGraw reiterated that she feels the Planning Board doesn't have the right to ask CMP to do that.

Both Mr. King and Dr. Eastler said it was just a suggestion.

Dr. Eastler made a motion to just send the message to CMP.

Mr. King seconded the motion.

VOTE: 5 – Affirmative 2 - Opposed
Motion carried.

7. Comprehensive Plan Update

Mrs. Ford handed out several pages of the introduction to the draft Comp Plan.

Dr. Eastler asked for a more complete Table of Contents.

Mr. L. Smith said regarding Fire Rescue Mutual Aid, that something should be added about Farmington and the other neighboring towns that assisted Lac-Meganic in Quebec this past weekend [Farmington's Sister City].

There was also a discussion regarding the three-ring binders that Mrs. Ford thought she had passed out at the last meeting. [As it turned out, none of the Board members, except Mr. Bunker, had received one and they will be available at the next meeting].

8. Other Business

Mr. Kaiser said that the McCleery family is actively marketing their property through a new broker, and is considering demolishing the farmhouse and barn.

Mrs. McGraw asked if the location of projects could be listed on the Department Heads' letters of review and Mrs. Ford said that she would add that to the form.

Mr. Bunker asked what triggers updating the Comprehensive Plan and Mr. Kaiser said it is advised by the State to update every five years.

There being no further business, the meeting adjourned at 7:00 P.M.

Minutes respectfully submitted by Jane Ford.

Planning Board

Date