

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
May 12, 2014
Minutes

Members of the Planning Board present were Clayton King, Donna Tracy, Lloyd Smith, Gloria McGraw, Bill Marceau and Craig Jordan. Tom Eastler was unable to attend.

Alternate members, Matt Smith and Jeffrey Wright were also present.

Others present were Town Manager, Richard Davis; Code Enforcement Officer, Steve Kaiser; Code Enforcement Assistant, Jane Ford; applicants, Vasilios Vlahakis representing Basil's Pizza and Subs, Stephen Bradstreet, P.E., Senior Project Manager representing The Family Dollar Store; abutters, Patrick and Chong Boivin; Ann Bryant of the Sun Journal, and Ben Hanstein of the Daily Bulldog.

Mr. King welcomed Mr. Jeffery Wright to the Board as an alternate member. He said Mr. Wright was retired from working for Northern Lights and he is also retired from the US Army.

1. Designate alternate members, if needed.

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

2. Review minutes of March 10, 2014 (February and April meetings were canceled)

Mrs. Tracy made a motion to approve the minutes of March 10, 2014 as submitted.

Mr. M. Smith seconded the motion.

VOTE: 7 – Affirmative 1 – Abstention 1 – Absent

Motion carried.

Mr. King asked the Board members for permission to review agenda item #4 before #3 and the Board agreed.

3. Vasilios Vlahakis

Basil's Pizza & Subs

248 Wilton Road (Site of the previous "Meadows" crafts and the "Chamber of Commerce")

Map U32 – Lot 004-B

Mr. Vlahakis was present to represent this application. He said that he would like to serve Boston style and possibly Greek style pizza. He said the pizza would be available by the slice or whole pie. He added that he would also have fresh salads made to order, homemade soups, and a variety of sandwiches, including vegetarian, with various types of bread.

Mr. Vlahakis said there would be no alcohol served. He said he is planning to have between six to eight employees, excluding himself, as he plans to be there full-time. He said he's considering

possibly making deliveries if it is feasible. Mr. Vlahakis then said he was open for questions.

Mr. King asked Mr. Kaiser if he had anything to add.

Mr. Kaiser said that he told Mr. Vlahakis to check with Mavis Gensel regarding sewer hook-up fees. He also said that Mrs. Ford sent Mr. Vlahakis copies of the Department Heads' letters of review.

Mrs. McGraw asked about parking.

Mr. King said the project requires seven spaces and 12 are available.

Mr. Kaiser added that this site is already developed and the parking is existing.

Mr. Jordan mentioned the need for a grease trap.

Mr. L. Smith made a motion to approve the application as submitted.

Mrs. Tracy seconded the motion.

VOTE: 7 – Affirmative 1 – Abstention 1 – Absent

Motion carried.

Mr. Vlahakis was asked when he planned to open, and he said he is planning for a July 1st opening.

4. Family Dollar Store - Preliminary Discussion
Wilton Road (to be located between Health Quest and Boivin's Harvest House)
Map U34 – Lot 008-D

Stephen Bradstreet, P.E., Senior Project Manager was present to represent this proposal. Mr. Bradstreet said he was with Ransom Consulting, Inc. and was here on behalf of their client, Hunt Real Estate Services. He displayed full scale site plans to the Board and audience. He said they had a complete survey done, located utilities, borings, and a Phase I environmental assessment.

Mr. Bradstreet said this project is located to the south of the Boivin Harvest House restaurant, on 1.08 acres of property being purchased from Patrick and Chong Boivin, and the new Family Dollar Store will be 8,320 SF. He said they will have the required 34 parking spaces, with 19 spaces in front of the building and 15 spaces on the south side of the building. He said the existing road opening on the highway will remain with two exit lanes and one entrance lane.

Mr. Bradstreet said the building will be served with public water from the west side of the Wilton Road and sewer from the east side of the road. He said power, telephone, and cable TV will be provided aerially from a service pole that will be installed on the northeast corner of the parcel. He said the building will be propane heated with two 500 gallon tanks that will be located behind the

building. Mr. Bradstreet said the building's main entrance is located at the front of the building, with an emergency egress door and receiving door located at the southwest corner of the building.

Mr. Bradstreet said the parking lot aisles are wider than the ordinance requirements, and there is no room for islands within the parking area. He said they would only have one truck delivery per week, and the truck can enter off the Wilton Road, turn into the front parking lot and back down the south side of the building to the receiving area. He said there will be no loading dock or ramp system. He said everything will be unloaded out of the truck by dolly and delivered into the store. He said a plan will be provided to show the truck movements. He said the front parking lot will be connected through to the restaurant parking lot.

Mr. Boivin said he was unaware of any connection through his parking lot, and Mrs. Boivin said they do not want a connection. Mr. Bradstreet answered by stating that this was a misunderstanding based on preliminary information he received from Hunt Real Estate.

Mr. Bradstreet said, regarding signage, there a 125 SF sign over the front door. He said the signs will be internally illuminated and will meet the square foot requirement of the Town [Sign] Ordinance.

Existing erosion was then discussed, and Mr. Bradstreet said the existing site has six feet of elevation drop from the northwest corner to the existing entrance at the southeast corner. He said the existing parcel area drains through the gravel parking lot and out onto the Wilton Road to a catch basin. He said this has caused significant erosion of the gravel entrance and has washed this sediment into the Wilton Road and downstream to a receiving catch basin. He said there is an existing catch basin within the right of way at the southeast corner of the property that primarily collects drainage from a swale along the north edge of the abutting property's driveway. He added there is an outlet pipe that ties into the storm drain system within the Wilton Road. He said there is also a catch basin at the northeast corner of the property within the right of way. He said this collects drainage off the existing restaurant parking lot but has not been maintained and was covered with gravel. He said the proposed grading and drainage design will not change the general flow direction but will collect storm water from the site and direct it to a catch basin system that is connected to the Wilton Road storm drain system. He said the grading design will greatly reduce the quantity of storm water that is rushing out the gravel entrance and onto the Wilton Road. He said the combination of the re-graded site and the introduction of paved parking will eliminate the sediment deposition onto Wilton Road and into the storm drain system.

Mr. Bradstreet said this will be a convenience store more than a strictly "dollar store" with just \$1.00 items. He said the store will be open from 8 A.M. to 9 P.M. and there will be no alcohol sales.

Landscaping was discussed and Mr. Bradstreet said that 19 trees are required but there may be a problem placing these along the north side due to utility installations. He said they will continue to work on this in order to offer an alternative plan.

Mr. Bradstreet showed building elevation drawings, with the parapet façade, pointing out the wall pack lighting on the front. He also described the full-cutoff pylon lights that would be installed in

the front of the building.

Mr. Wright asked about the timing of the project.

Mr. Bradstreet said the project would probably start within one month of approval, mid-July. He said it is the policy of the general contractors they use to utilize as much local labor as possible.

Mr. L. Smith asked about truck delivery time.

Mr. Bradstreet said deliveries are scheduled for truck arrival before 8 A.M.

Mr. L. Smith said he is concerned that the trucks would block customer parking.

Mr. Bradstreet said that wouldn't be a problem because the deliveries will be early (before store opening) and won't block customer spaces.

Mr. L. Smith said he doesn't think lights with cut-offs work, and asked about pole height.

Mr. Bradstreet said, regarding lighting, that they will be full cut-off fixtures and will be cantilevered over the parking lot.

Discussion followed regarding the height limit of light poles and it was stated that it was 25'.

Mr. Marceau said lots of new stores share access with their neighbors, which would be nice here.

Mr. Bradstreet said at least we're using existing curb-cuts with driveway traffic controls.

Mrs. McGraw asked if this is the same store as the one at the Mt. Blue Shopping Center.

Mr. Bradstreet said, yes, and that they prefer to own the property vs. renting, and this is why they're moving. He said the store in the shopping center is 5,000 SF and the new one will be 8,300 SF.

Mr. Bradstreet closed by stating that this is the type of store where anyone who wants to run in for something quick like milk or bread wouldn't have to go to Walmart or Hannaford.

5. Comprehensive Plan Discussion

Mr. Kaiser said with the revised Public Facilities & Services section (5) just handed out, the Board now has an updated set of all information/data sections of the Comp Plan draft. He said it's now time to look over the draft as a whole, and he's very interested in input from the Board. He went back to the original (1998) Plan, saying it laid out many strategies - all of which have been implemented through new ordinances or ordinance revisions since adoption. He said he needs to know if any Board members see any new planning issues or other challenges that need to be addressed in this update. He pointed out that throughout the draft, the items that the State requires response to are italicized. The Town's land use ordinances appear to be serving the

Town well in his opinion, and he characterized his opinion of the Plan's status as "if there's nothing broken, there's nothing to fix". He said he's still finalizing the map section, which is only useful in large format, or pdf.

Mr. King said that the members should be sure to read the draft so they can start discussion at the next meeting.

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

Minutes respectfully submitted by Jane Ford.

Planning Board _____

Date _____