

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

July 10, 2017 – 6:00 P.M.

MINUTES

Planning Board members present: Clayton King, Tom Eastler, Lloyd Smith, Craig Jordan, Donna Tracy, and alternate Jeff Wright.

Planning Board members unable to attend: Mike Otley, Gloria McGraw, and Bill Marceau.

Others present: Town Manager, Richard Davis; Code Enforcement Officer J. Stevens Kaiser (CEO); Code Enforcement Assistant, Robin Zagorodny.

Applicants present: Kevin Vining, E.L. Vining & Sons, Inc.; Larry Donald, Farmington Farmers Union; Robert E. Flanders, PLS, Surveyor representing Wilson Stream Fields.

Mr. King opened the meeting at 6:00 pm

1. Election of Officers

Mr. King stated that Mr. Marceau is stepping down from being a regular member to being an alternate, but he will retain seniority as an alternate. Mr. Wright will step up to being a regular member from being an alternate member.

Mrs. Tracy made a motion to accept this change as stated and to elect Mr. King as Chairman.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent 0 - Abstain

Motion carried.

Mr. Jordan made a motion to elect Dr. Eastler as Vice-Chairman.

Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative 3 – Absent 0 - Abstain

Motion carried

2. Designate alternate members, if needed

3. Review minutes of June 12, 2017

Dr. Eastler made a motion to approve the minutes of June 12, 2017 as submitted.

Mr. Wright seconded the motion.

VOTE: 5 – Affirmative 3 – Absent 1 - Abstain

Motion carried.

4. 17-SR-06

**Farmington Farmers Union
Construct 32' x 24' Pole Barn Storage Building Addition
244 Front Street
Farmington, ME 04938
U15-58C**

Mr. King read the application description of an installation of a 32' x 24' pole barn style storage building.

Mr. Donald corrected the size to be a 24' x 24' addition to the existing storage building to be used for storage of hay and straw.

Mr. King asked if this structure met all setback requirements.

Mr. Kaiser stated the planned structure meets setbacks, and the location of the right-of-way limit was determined when the first storage building was built.

Mr. King asked for any questions or comments from the Board and there were none.

Mr. King asked for a motion.

Mr. Wright and Mr. Jordan said they would abstain from the vote due to affiliation with the Farmer's Union.

Dr. Eastler made a motion to accept the application with a change to a 24' x 24' vs. a 32' x 24' pole barn style building.

Mrs. Tracy seconded the motion.

VOTE: 4 – Affirmative 3- Absent 2- Abstain
Motion carried.

5. 17-SR-05

**E. L. Vining & Sons, Inc.
Construct 28' x 40' Storage Garage
563 Town Farm Road
Farmington, ME 04938
R14-001-B**

Mr. King read the application description for the construction of a 28' x 40' Storage Garage at 563 Town Farm Road.

Mr. Vining stated it would be a two-story building for storage built near main office, along the side near the trailer park.

Mr. King made a motion to accept the application as submitted.

Dr. Eastler seconded the motion.

VOTE: 6 – Affirmative 3- Absent 0- Abstain
Motion carried.

**6. 17-SD(M)-01
Wilson Stream Fields
Subdivision Boundary Modification for Lot #4
Knowlton Corner Rd & Webster Rd
Farmington, ME 04938
R4-20-4**

Mr. King read the description for this subdivision modification. He then asked if PLS Mr. Flanders wanted to speak on behalf of Wilson Stream Fields Subdivision.

Mr. Flanders gave the floor over to Mr. Kaiser for the summary.

Mr. Kaiser stated this began when the owner of Lot 5 built her driveway over her common line with lot 4 due to her misunderstanding of where this boundary was, and this was due to someone who was not a surveyor erroneously marking boundaries. He said Mr. Gilbert Miller, owner of lot 4, hired Mr. Flanders, a land surveyor, to come out and remark the property line between lots 4 and 5, and these two abutters will settle on the driveway later.

Mr. Flanders said Mr. Gilbert is also having him split lot 4 into 2 lots as lot 4a and lot 4b which is the subdivision modification.

Discussion took place with regards to the submitted lot split plan sheet.

Mr. Kaiser said this is simply a lot split in an existing subdivision that was approved many years ago, and this is the customary way the Board handles these - they are submitted as quarter-sheet plans for Board approval. He reiterated that the common line between lots 4 and 5 has been re-marked on site and lot 4 will be split to meet the Town's dimensional requirements. Mr. Kaiser added that Mr. Flanders has been in contact with all abutting parties while he has worked on this over the past year.

Mr. King asked how the Board would know if Mr. Flanders was representing the owner.

Mr. Kaiser stated that Mr. Flanders began discussing this with him a year ago when he started working on it, he is a known surveyor in the area, and he disclosed that he was working for Mr. Miller at the outset.

Mr. Jordan asked how big lot 4 was.

Mr. Flanders stated the original 6.6 acres would be split into two smaller lots, lot 4a & lot 4b as shown on the survey map.

There were no further comments.

Mr. King made a motion to approve the location of the boundary line as shown on the map and to approve the split of lot 4 into lots 4a and lot 4b.

Mr. Smith seconded the motion.

VOTE: 6 – Affirmative 3 – Absent 0-Abstain
Motion carried.

7. Other Business

Mr. Kaiser stated there was a packet for each member to review - drafts of the Recreational Marijuana Business Ordinance, Buffer Map, Application, and Zoning Ordinance Table of Uses Addition, and we still need to see how the State law will end up. He said he included the draft of the Odor Nuisance Control & Abatement Performance Standard to be added to Zoning Ordinance. Mr. Kaiser continued that this will include a panel of seven individuals, three from the Code/Planning Office and four local residents appointed by the Board of Selectmen to act as “Town Sniffers” for investigating complaints.

There was general discussion about recreational marijuana and odor issues.

Dr. Eastler's packet on solar projects was also distributed.

Mr. King made a motion to adjourn the meeting at 6:50 pm.

Dr. Eastler seconded the motion.

VOTE: 6 - Affirmative 3– Absent 0- Abstain
Motion passed

Minutes respectfully submitted by Robin Zagorodny.

Planning Board

Date