

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**December 10, 2018 – 6:00 P.M.**  
**Minutes**

Planning Board members present: Chairman Clayton King, Lloyd Smith, Donna Tracy, Craig Jordan, and Mike Otley.

Alternate members present: Judith Murphy and David Robbins.

Members unable to attend: Gloria McGraw, Jeff Wright.

Others present: Town Manager Richard Davis; Code Enforcement Officer Steve Kaiser; Code Assistant Kate Foster; Jeff Harris representing Normand Martin Construction; and abutter Jamie McClement.

**1. Designate alternate members, if needed**

Mr. King designated Ms. Murphy and Mr. Robbins as voting members for this meeting in the absence of regular members.

**2. Review minutes of November 19, 2018**

Mr. King made a motion to approve the minutes of November 19, 2018.  
Mrs. Tracy seconded the motion.

VOTE: 6 – Affirmative 1 - abstain

**3. 18-SR-15**

**Normand Martin Construction  
111 Temple Road  
U29-50**

**Renovation of single-family home into 4 units and installation of additional parking**

Mr. Harris introduced the proposed application stating that the buyer is from New Hampshire and has designated Mr. Harris as the representative for the project. He said this is a big house with barn, and there will be four large apartments, two in the house and two in the barn, each with its own entry. Mr. Harris noted there would be parking accessed from both Temple Street and School Street. He added, if the application is approved, construction wouldn't start until late spring due to the foundation work.

Mr. Jordan made a motion to accept the application as presented.  
Mrs. Tracy seconded the motion.

Mr. Smith said he had no questions or concerns about the application.

Mr. Jordan stated that he is very familiar with the property growing up in the area and understands the property is going to need extensive work. He asked if the buyer fully understood how much work the house needs.

Mr. Harris said the purchaser is a 60 year-old sheet rock contractor who is used to extensive projects.

Mr. Otley said he had no questions or concerns about the application.

Ms. Murphy said she wanted to make sure it didn't affect any of the abutters in a negative way, but otherwise she didn't have any concerns.

Mr. Harris replied to Ms. Murphy's concern by stating that it is a large lot, and the house and parking aren't near abutting property lines.

Mr. Jordan added that the property is one of the biggest lots in the area and there is at least 150 feet from the structure to any abutters.

Mr. Harris added that these units are going to be very large, nice, high-end apartments.

Mr. Robbins said he had no questions or concerns about the application.

Mrs. Tracy said she also had no questions or concerns about the application.

Ms. McClement introduced herself as an abutter and stated that she was upset to see an old house with a beautiful interior and exterior be chopped into apartments. She was also concerned about how it would affect the value of her property as well as what type of tenants there would be like Section 8.

Mr. King said that the Board doesn't have any say over to whom the applicant rents, but Mr. Harris has stated these apartments are going to rent much higher than subsidized units. He added that since they're going to be high-end apartments, they will probably increase the value of Ms. McClement's home.

Mr. Jordan said that the house has been sitting there for a long time neglected and deteriorating, and if someone doesn't buy it and do something soon it will end up being demolished. He added that it's great that someone is willing to put a lot of money into the property with all the work that is going to have to be done to it.

Mr. Davis stated that he has not been in the property, just driven by, but is wondering if there is going to be any fencing or screening on the backside for the abutters.

Mr. Harris said that the applicant will be retaining the historic character of the exterior when he repairs the siding and trim, and there will also be landscaping done after completion.

Ms. Murphy asked if there were only four parking spaces and how that would work for two adults per unit.

Mr. King replied that there were eight parking spaces shown in the application, two per unit. Mr. King called for a vote on the application as submitted.

VOTE: 7 - Affirmative

#### **4. Other business**

##### Draft addition to Wireless Telecommunications Facility Ordinance:

Mr. Kaiser said his take-away from Town Attorney Amanda Meader's email regarding the proposed language addition was that she had no problem with it. The Board discussed the email the Code Enforcement Department received back from Attorney Amanda Meader.

Mr. Otley made a motion to accept the changes.

Mr. King seconded the motion.

VOTE: 7 – Affirmative

##### Code Office Updates by Mr. Kaiser:

- The Code Office has received several complaints about night time strobe lights on U.S. Cellular's Voter Hill tower, and the Town of Wilton has also received complaints about these that have been forwarded to Farmington. U.S. Cellular consultants Faulk & Foster have responded to a letter sent regarding this problem and they'll look into it further and get back to us.
- Butch Haggan finished the sewer connection and paving for the new Aubuchon's, and a new vein of upland spring water opened up on the site this fall that he temporarily fixed until permanent repair in the spring.
- Bill Hamilton came into the Code Office and said he had pretty much wrapped up his work on the Homeless Shelter plans, which may be coming before the Board in the next month or two.
- Bill Hamilton also informed the Code Office that he has finished work on Buzz Davis' Court Street project, and Mr. Kaiser, Ms. Foster, and Capt.T.D. Hardy recently inspected the site to insure satisfaction of life-safety requirements and will keep monitoring progress.
- The Code Office sent more EMF [Electro Magnetic Frequency] information to AnnMarie Comeau and she seems to be satisfied that her distance from project components is sufficient for her safety. NextEra representatives are willing to provide more information if needed.
- Walmart wants to come into the Board soon for Site Review on modifications to add a pickup window and canopy for internet orders.

- Franklin Printing will be coming to the Board this coming year for Site Review of an addition to the existing building.

Ms. Murphy asked if it was the same people doing the Homeless Shelter in the Church on Wilton Road.

Mr. Kaiser said it was, and their biggest challenge remains raising sufficient funds.

- The Code Office has forwarded information on the Ted Gay property located at 130 Wilton Road to Town Attorney Amanda Meader for review and advice on how to proceed. Ms. Foster researched confirmation that Ted Gay's daughter Andra Hutchins is Personal Representative for his estate.

Mr. Jordan stepped from the Board table to address an upcoming project:

Mr. Jordan stated that he has been doing some work for John Moore who will be coming into the Code Office with an application to extend a lean-to shed to be used for salt and sand storage along the side of a building on a property he recently purchased from Mr. King.

Mr. Kaiser stated that anything under 1,000 SF can be approved by the CEO and anything over would go before the Planning Board.

Mr. Jordan stated that he just wanted to make sure that the required filings were done.

Ms. Murphy asked Mr. Jordan if he was the contractor.

Mr. Jordan stated that he wasn't, that he was just doing some work for Mr. Moore.

Mr. Robbins stated that he has driven by and the site already looks much better.

Mr. Smith made a motion to adjourn the meeting.

Mrs. Tracy seconded the motion

VOTE: 7 - Affirmative

The meeting adjourned at 6:34 P.M.

Minutes respectfully submitted by Kate Foster.

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Planning Board

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Date