

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**April 9, 2018 6:00 P.M.**  
**Minutes**

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

Planning Board members absent: Gloria McGraw; and alternate and Bill Marceau.

Others present were: Code Enforcement Officer, J. Stevens Kaiser; Code Enforcement Assistant, Robin Zagorodny; and several UMF students to observe.

Applicant representatives present were: Stu White, owner of Farmington Ford; Howard (Butch) and June Haggan, owners of Haggan Enterprises; and Heidi and Joshua Kaminsky, property owners, with PLS Robert Flanders of Loon Surveyors.

Mr. King opened the meeting at 6:00 pm.

1. Designate Alternate Members

Mr. King designated alternate Mr. Otley as a voting member for this meeting due to absences.

2. Review minutes of March 12, 2018

Mrs. Tracy made a motion to accept the minutes as read.

Mr. Smith seconded the motion.

VOTE: 5 – Affirmative    2 – Absent    2 - Abstain

Motion carried.

3. 18-SD(M)-04

Heidi and Joshua Kaminsky  
245 Knowlton Corner Road  
Farmington ME 04938  
R04 Lot 020-005

Subdivision Lot Modification to incorporate their existing driveway into Lot 5A [R4/20-5].

Mr. Flanders, surveyor, spoke on behalf of Mr. & Mrs. Kaminsky. He explained that the original plan had an easement for their driveway, but this modification shows the Kaminsky's acquiring the strip of land the driveway is on. This will permanently resolve any issues with the driveway.

Mr. Kaiser said since this subdivision was originally done, some of the lines were incorrectly marked by others, and Mr. Flanders discovered the true locations of property boundaries and

used this as the basis of preparing his plats. His work has cleared up any misunderstandings regarding lot lines.

Mr. Otley had no questions.

Mr. Wright asked if this was the property that was presented earlier in the year.

Mr. Kaiser said, yes, Mr. Flanders prepared a prior modification plan that was approved by the Board and this one supersedes that one.

Mr. King asked if there were any more questions from the Board members.

Mr. Jordan said that he spoke with Mr. Miller, owner of lot 4B [R4/20-4], who stated he owned the land where the Kaminsky's driveway was and they had an easement with the original lot split.

Mr. Tracy had no questions.

Mr. Smith had no questions.

Dr. Eastler had no questions.

Mr. King had no questions, and asked if there were any comments from the audience.

There were no comments from the audience

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

Mrs. Tracy seconded the motion.

VOTE: 7– Affirmative 2 – Absent 0 - Abstain

Motion carried.

4. 18-SS-04

Farmington Ford  
531 Wilton Road  
Farmington, ME 04938  
U36 Lot 012

Expansion of the parking lot and drainage improvements.

Mr. White, Farmington Ford property owner, said the property to be improved is between Farmington Ford and Irving Oil, and it is currently paved with two slabs where the house and garage use to be. He said he plans on removing the slabs and filling so it will be level with current Farmington Ford lot, and extend the water and sewer lines that were for the house to the back of the lot for future use. Mr. White continued that he will put in a few lamp post bases now and install lighting later, and the vortex drainage system was already in place from the original development with new drains to be connected to it.

Dr. Eastler made a motion to accept the Site Review application as presented.  
Mr. Wright seconded the motion.

Mr. King asked if there were any questions from the Board members.

Dr. Eastler stated it was a good use of land.

Mr. Smith asked if any lighting was going to be installed his concern is trespass onto the highway and glare into traffic.

Mr. White said they adjusted existing lighting to solve this problem and will be sure any new lighting isn't a problem.

Mr. Jordan had no questions.

Mrs. Tracy had no questions.

Mr. Wright had no questions.

Mr. Otley asked for clarification that there were water and sewer lines prior and that they were to be extended and capped for a future date.

Mr. White stated that Vining Construction will be the contractor, and they will stub off both lines for future use.

Mr. King had no questions, and asked if there were any comments from the audience.

There were no comments from the audience

VOTE: 7 – Affirmative 2 – Absent 0 - Abstain  
Motion carried.

5. 18-SR-05 & 18-SS-05  
Howard and June Haggan  
Haggan Enterprises  
510 Farmington Falls Road  
Farmington, ME 04938  
U36 Lot 003

To construct a 100' x 110' steel building for lease to Aubuchon, including a new parking lot.

Mr. Haggan said that he intended on constructing a new steel pre-fab building on slab for lease to Aubuchon, and they wanted to occupy the building in September. He said he is locating it in the middle of his lot and extending the parking area to the other side, with all drainage connecting to the existing drainage he has already installed.

Dr. Eastler made a motion to approve the application as stated.  
Mr. King seconded the motion.

Mr. Otley asked where his parking is going with the current pile of stone on the site.

Mr. Haggan said his current stockpile will be crushed and used to base the building, parking areas, and additional drainage improvements, which will fill in the open area is and extend his parking on the opposite side of the new building.

Mr. Wright asked what his time frame was.

Mr. Haggan stated September, which he had just found out from Aubuchon.

Mr. Jordan had no questions.

Mrs. Tracy had no questions.

Mr. Smith had no questions.

Dr. Eastler had no questions.

Mr. King had no questions.

Mr. Kaiser commented that Mr. Haggan has worked on improving the whole property's drainage for many years, first on the north side, then along the east side where water flows onto his lot, then along the south to the culvert under the highway. He said that Mr. Haggan will be installing additional catch basins connected to this system with no water draining onto the highway.

Mr. Otley said that there are two applications and that the vote should reflect both applications.

Dr. Eastler made a corrected motion to approve the Site Plan Review & Soil Erosion and Stormwater Applications as presented.

Mr. King seconded the motion.

VOTE: 7 – Affirmative    2 – Absent    0 - Abstain  
Motion carried

## 6. Other Business

Mr. King said a vote was taken this weekend at the Old South Church to move ahead with the Homeless Shelter, hearing that it was 43-11 in favor of raising the funds, so they will be coming to the Board for approval.

Mr. Kaiser said this project also needs plan review and approval by the Fire Marshal's Office, the installation of sprinkling and alarm systems, and building modifications to meet all NFPA-101 and ADA requirements.

Mr. Otley asked which house this was.

Mr. King said the one to the right of the church known as the Holman House.

Mr. Kaiser said he and Frank Underkuffler agreed that the shelter fell within the Group Home category in the Zoning Ordinance Table of Uses, an allowed use in this district with Planning Board approval.

Mr. King made a motion to adjourn the meeting at 6:20 pm.  
Mr. Smith seconded the motion.

VOTE: 7 - Affirmative      2- Absent      0- Abstain  
Motion passed

Minutes respectfully submitted by Robin Zagorodny.

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Planning Board

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Date