

FARMINGTON PLANNING BOARD
153 Farmington Falls Road
May 14, 2018 6:00 P.M.
Minutes

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

Planning Board members absent: Alternate Bill Marceau.

Lloyd Smith came in at 6:04 pm.

Others present were: Code Enforcement Officer, J. Stevens Kaiser; and Code Enforcement Assistant, Robin Zagorodny.

Applicant representatives present were: Linda LaRue-Keniston, Executive Director of Work First Inc.; John Bell, Owner of Sandy River Builders and Rob Martin from Henderson Memorial Baptist Church.

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

1. Designate Alternate Members

None

2. Review minutes of April 9, 2018

Mrs. Tracy made a motion to accept the Minutes from April 9th, 2018.

Mr. Wright seconded the motion.

VOTE: 6 – Affirmative 1 – Absent 2- Abstain

Motion carried.

3. 18-SR-06 & 18-SS-06

Work First, Inc. / DBA Touch of Class

25' x 58" Addition

303 Wilton Road

Farmington ME 04938

U33 Lot 017

Linda LaRue-Keniston explained they wanted to add on to the existing building in order to accommodate things like linens, appliances, and other household items for resale. The addition would be a 25'x58' attached building on the side closest to Hannaford's Store. They have contacted Central Maine Power to move the power pole. The addition will be on the flat portion of the land not affecting the existing drainage and retention pond created at the time of the original build back in 2006.

Mr. King made motion accept the request as stated on the application.
Dr. Eastler seconded the motion.

Mr. King asked the Board if they had anything questions.

Mr. Otley said the proposal looked good and he had no questions.

Mr. Wright asked who the builder is.

Ms. LaRue-Keniston stated it was the same builder as the original, Horne Construction.

Mrs. McGraw stated she thought this was a good program which gives employment and work skills to many individuals.

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, and asked if there were any comments from the audience.

There were no comments from the audience.

Mr. Smith thought that maybe a walkover was needed.

Mr. Wright said he already been over recently and did not feel there needed to be another walkover for a small project.

Mr. Jordan agreed stating the original walkover was done because of concerns for the parking lot area.

Ms. LaRue-Keniston stated there were concerns about drainage at the time of the original application.

Mrs. Tracy and Dr. Eastler agreed that a walkover wasn't needed.

Mr. King made a motion not to require a walkover.

Mrs. McGraw seconded the motion.

VOTE: 7– Affirmative 1 – Absent 1 - Abstain

Motion carried.

Mrs. McGraw made a motion to accept the Site Review application as submitted.

Dr. Eastler seconded the motion.

VOTE: 7– Affirmative 1 – Absent 1 - Abstain
Motion carried.

Mrs. McGraw made a motion to accept the Soil Erosion Control and Stormwater Management application as submitted.
Mrs. Tracy seconded the motion.

VOTE: 7– Affirmative 1 – Absent 1 - Abstain
Motion carried.

4. 18-SR-07 & 18-SS-07
Henderson Memorial Baptist Church
A 16'x20' addition to house an elevator lift
110 Academy Street
Farmington, ME 04938
U15 Lot 033 & 034

John Bell of Sandy River Builders and Rob Martin, a member of Henderson Memorial Baptist Church were present. Mr. Bell stated that the 16'x20' attached addition was going to be on the front of the church next to the main entrance. This is for those that are handicapped. Currently they have to access the main floor and the basement area by exiting the building down the front entrance ramp then down the sidewalk to another ramp. They have many elderly people and they operate a warming center through the winter. The addition would allow accessibility to the main floor and the lower auditorium area. The addition will match the current décor with a brick façade on exterior.

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

Dr. Eastler made a motion to accept the Site Review application and the Soil Erosion Control and Stormwater Management application as submitted.

Mrs. Tracy seconded the motion.

Mr. King asked what the distance was from the new addition to the sidewalk on Academy Street as the drawings did not show it.

Mr. Kaiser said the required side setback from Academy Street is 10 feet.

Mr. Bell said the distance from the addition to the Academy Street curb is about 20 feet.

Mr. Otley had no questions.

Mr. Smith had no questions.

Mr. Jordan had no questions.

Mrs. Tracy had no questions.

Mr. Wright ask if they planned on having it done by August 3rd.

Mr. Bell stated they planned on breaking ground as soon as possible.

Mrs. McGraw had no questions.

Dr. Eastler had no questions.

Mr. King had no questions.

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

Mrs. Margaret Gould-Westcott, abutter, asked where the addition is going.

Mr. Bell stated on the Academy side of the building.

Mrs. Tracy made a motion to approve the Site Review application and the Soil Erosion Control and Stormwater Management application as submitted.

Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative 1 – Absent 1- Abstain

Motion carried.

5. Other Business

Mr. Kaiser explained the handout from NextEra's DEP application for Farmington Solar LLC, saying the major change from earlier maps was that the panel arrays planned on the Davis Road are gone, therefore most of the project was from the York farm east to the Hovey Road. He said the application may be submitted to the Town within a couple of months.

Discussion took place on the solar proposal.

Mr. Kaiser then went over the few changes made to the drafts of the Adult Use Marijuana Ordinance, Application, and Table of Uses. He stated the Zoning Board will review the Table of Uses and vote on it in mid-July at their Annual Meeting. We'll probably have hearings in late July on the drafts, and the Moratorium will end Sept 26th. Mr. Kaiser said the minor changes in the State law that passed on May 2nd were incorporated into our drafts, and the legislature has left Medical Marijuana alone for now, with no Home Rule oversight given to Town's yet in that regard. He said the legislature will wait until next year to deal with Medical Marijuana.

Mr. King said he was concerned about the legal costs for the Board on the Solar project, especially with Attorney Frank Underkuffler retired.

Mr. Kaiser suggested the Board should ask NextEra if they would pay for an attorney of the Town's choosing for counsel on the project and its decommission bond. He said it's in the applicant's best interest to do so as this legal advice will give the Board the assurances necessary for its thorough review.

Mr. Jordan said he heard the new clinic in Buzz Davis' building (140 Pleasant Street), Group, Inc., that was in a month or so ago, may be looking to dispense medications. An article in the Daily Bulldog recently stated they use therapy and medication to control and help those with opioid addiction.

Mr. Kaiser said they were asked several times in the application process if that was their intent and they always replied that they were only doing counseling there, with a doctor coming in a few times a week to write scripts for the clients to fill at a local pharmacy and no dispensing at that location.

Mr. King stated it is like the other mental health therapy places in town like Tri-County.

Mr. Kaiser said the company also stood here in front of the Planning Board and stated that it was only counseling - no on-site drug dispensing.

Mr. King asked if a letter could be sent out for confirmation of this.

Mr. Kaiser noted that chemical dependency clinics aren't allowed at that location and they were informed of this. He said because they stated there would be no dispensing, he would get this re-confirmed by them to be absolutely sure.

Mrs. McGraw brought up Town Line Tire on Philbrick Road, Farmington Falls, saying he has tires stacked all over, looking like a junkyard.

Mr. Kaiser said that he went out last fall to check compliance and spoke with Tim Seamon and his sister, and DEP went down last week to check compliance due to a neighbor complaint. He said the Planning Board did not put a limit on the number of tires he could have or required that all tires be on trailers, but I will soon be checking the site again.

Mr. King asked about the proposed Homeless shelter project.

Mr. Kaiser said he and Tim Hardy would be meeting architect Bill Hamilton at the Holman House next Tuesday to review and discuss the remodeling plans for the building, and life-safety and accessibility requirements.

Mr. Jordan stated he received an article from a concerned citizen, who understood that the church's intentions are good but worries about outsiders from away coming here because they heard about the shelter, and if there's no room for them where do they go from here? He used the example of the Preble Street Homeless Shelter in Portland that has caused major problems for its neighbors who are now trying to get it close down.

Mr. King said he's been researching the Board's role and responsibilities under State law for the community's health, safety, and welfare. He noted that the church would have a 10-year lease with the homeless outreach organization.

Mr. Kaiser said the Old South Congregational Church's website has information on their homeless shelter plans in their newsletters which shed light on their activities. He noted that

the Police Department has been involved with the current homeless shelter, and there will need to be a continued police involvement with this new location. Mr. Kaiser said this is a prominent structure and location, and questioned whether a homeless shelter is the highest and best use of it. He noted that the shelter is only open from 4 pm – 8 am, which means there needs to be an extensive array of complimentary social services available to assist the occupants with housing, food, education, health, employment, etc. during the day when they're roaming around town.

Mrs. McGraw asked if they have been getting estimates.

Mr. Kaiser said yes, and another concern was about sustainability in terms of the long-term stability of State and federal funding sources on which homeless shelters depend.

Mr. King made a motion to adjourn the meeting at 7:03pm.
Mr. Smith seconded the motion.

VOTE: 7 – Affirmative 1– Absent 1- Abstain
Motion passed

Minutes respectfully submitted by Robin Zagorodny.

Planning Board

Date