

FARMINGTON PLANNING BOARD

153 Farmington Falls Road

July 09, 2018 6:00 P.M.

Minutes

Planning Board members present: Clayton King, Tom Eastler, Lloyd Smith, Craig Jordan, Donna Tracy, Gloria McGraw, and Jeff Wright; Planning Board alternates present: Michael Otley and Judith Murphy.

Others present: Richard Davis, Town Manager; Code Enforcement Officer, J. Stevens Kaiser; and Code Enforcement Assistant, Robin Zagorodny; and residents Patricia Durham and Bayla Beane.

Applicant representative present: Eric LeBlanc, Authorized Agent; Don Buso, Design Regulatory Assistant; Joseph Greenler, Project Manager; and Robert Maziarz, Farmington Congregation of Jehovah's Witnesses.

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

1. Designate Alternate Members

Not necessary due to presence of full Board with quorum.

Introduction of Judith Murphy as the newest Alternate.

2. Review minutes of June 11, 2018

Mrs. Tracy made a motion to accept the Minutes from June 11, 2018.

Mr. Smith seconded the motion.

Mrs. McGraw commented that she felt that not all comments made should be put in writing regarding the other business.

Mr. Kaiser replied that he had deleted some extraneous commentary from the draft minutes after suggestion by Mrs. McGraw and Dr. Eastler.

Mr. Davis commented that it is a public meeting and all comments are public record so if you do not want it mentioned in the minutes, than do not state it. Just end the formal meeting prior to the informal discussions. Keeping in mind that if enough members stay to discuss topics, then it could be construed as a meeting.

VOTE: 4 – Affirmative 1 – Abstain (second alternate) 4 - Opposed (including first alternate)

Mr. King recommended a re-vote due to a tie vote, and asked Mr. Kaiser for his opinion.

Mr. Kaiser said it may be better for the members to continue their review of the minutes and re-vote at the next meeting.

Mrs. Tracy made a motion to table the vote on the minutes until next meeting.
Mr. King seconded the motion.

VOTE: 6 – Affirmative 0 – Absent 1 - Abstain
Motion carried.

3. Election of Officers
 - a. Chairman
 - b. Vice-Chairman

Mrs. Tracy motion for Clayton King to remain as Chairman.
Mr. Wright seconded motion.

VOTE: 5 – Affirmative 0 – Absent 2 - Abstain
Motion carried.

Mr. Wright made a motion to elect Lloyd Smith as Vice Chairman.
Mr. Jordan seconded the motion.

VOTE: 5 – Affirmative 0 – Absent 2 - Abstain
Motion carried.

4. 18-SR-10 & 18-SS-08
Farmington Congregation of Jehovah's Witnesses
Eric LeBlanc, Authorized Agent
Demolish existing Kingdom Hall, & rebuild Kingdom Hall
266 Fairbanks Rd
Farmington, ME 04938
U21-002-B
Zone: Residential

Mr. LeBlanc explained the demolition of existing building, removal of debris, installation of new storm water drainage system, landscaping, parking lot, and construction of a new building.

Mr. King asked for Board questions or comments.

Mr. Otley did not have any comments.

Mr. Wright stated that they had done a nice job on plans showing everything in detail.

Mrs. McGraw said the application was very thorough and did not have any comments.

Mr. Jordan asked why a new building instead of a rebuild, noting the present building still looked good from the exterior.

Mr. LeBlanc said the wood foundation, which was made of treated wood, was buckling due to water damage which was a safety issue at the Kingdom Hall. He added that there were also sight distance issues with the driveway, site drainage issues, and snow accumulation problems that needed to be addressed. Mr. LeBlanc said they reviewed all options with repairs, but found that it was too costly and it was ultimately less expensive to rebuild than repair.

Mr. Greenler commented on the corrections needed with drainage and runoff from the parking lot, saying they do not have a collection area where the new layout allows for better drainage to a collection area, and the smaller building will also reduce the amount of runoff.

Mrs. Tracy felt the application was well done.

Mr. Smith did not have any comments.

Mr. King did not have any comments.

Mrs. Murphy asked if they have considered the size of the building for growth potential.

Mr. Maziarz stated that future needs had been taken into consideration, with this rebuild intended to last a long time.

Mr. King requested and comments or questions from the public.

Mrs. Durham of 119 Sunny Hill Drive commented that when they first built on this site the Town road allowed all the water to funnel down to her property where a sinkhole formed. She said she had to deed some land to the Town for road repairs to cure erosion but is concerned about future runoff problems.

Mr. King stated that there is more green grass versus pavement in the area she is mentioning on the plans which should help with a reduction in impervious area.

Mr. Greenler stated that they had plans to reduce impact to Sunny Hill Drive by diverting water from the side and parking lot area to an infiltration system allowing for better drainage.

Ms. Durham stated that there have been a lot of issues with run off and drainage over the years.

Mrs. Beane of 105 Sunny Hill Drive asked if there was something they could do about the poplar trees along the driveway, because if they fall they would take out her shed and garage.

Mr. LeBlanc mentioned that the current driveway is being moved, that area will be lawn again, and they can look at the trees.

Mr. King made a motion to accept the Site Review Application and the Soil Erosion Control and Storm Water Management Application.

Mr. Jordan – seconded the motion.

VOTE: 6 – Affirmative 0 – Absent 1 - Abstain
Motion passed

5. Other Business

Mr. Kaiser said there are hand-outs of the revised Medical & Adult Use marijuana ordinance and Zoning Ordinance Table of Uses, with the last Application draft remaining the same..

Mr. Davis stated that the Town must opt-in in order to allow marijuana businesses, and advocated for a vote delay until the March Town Meeting on the Ordinance.

Mr. Kaiser said we should ask the Town’s new legal counsel whether we should extend the current moratorium which ends 9-26-18 to the next regular Town Meeting in March.

Mrs. McGraw asked if there was a concern that caregivers could open businesses from their home now and then we would have to grandfather them in prior to the Ordinance being approved.

Mr. Kaiser stated we have to opt-in before there can be both Medical & Adult-Use stores, but that any new caregivers operating from their homes are ok if they’re in compliance with State law.

Mrs. Murphy understood from the new Marijuana Law that caregivers working from their homes have a limit on their number of patients and can continue to operate from their homes.

Mr. Kaiser stated that caregiver businesses operated from homes will continue to be regulated under State law, but marijuana storefronts will have to wait until we opt-in.

Mrs. Murphy asked what about growers, do we stay with what we have with no new ones?

Mr. Kaiser stated we are under a moratorium now, and are drafting our regulations now which will be voted on at Town Meeting.

Mr. King adjourned the meeting at 6:35pm.

Minutes respectfully submitted by Robin Zagorodny.

Planning Board

Date