

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**February 11, 2019 – 6:00 P.M.**  
**Minutes**

Planning Board members present: Chairman Clayton King, Lloyd Smith, Craig Jordan, and Jeff Wright.

Alternate members present: Judith Murphy.

Members unable to attend: Gloria McGraw, Donna Tracy, Mike Otley, and Dave Robbins.

Others present: Code Enforcement Officer Steve Kaiser; Code Assistant Kate Foster; and applicant Stephen Hopkins.

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

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

**2. Review minutes of December 10, 2018**

Mr. Smith made a motion to approve the minutes of December 10, 2018 as written.  
Ms. Murphy seconded the motion.

VOTE: 5 – Affirmative

**3. 19-SR-01**

**Stephen Hopkins  
136 Box Shop Hill  
U19-023  
Converting a single-family building into multi-family**

Mr. Hopkins introduced the application stating that the building was built in the early 1800's and in 1960's the previous owners added a two-car garage with an in-law apartment overhead. Mr. Hopkins purchased it mid-December with a tenant living above the garage. He said he would like to convert the garage into a two-bedroom, two-bathroom apartment and possibly two apartments in the house itself, more than likely being townhouse style units.

Ms. Murphy made a motion to accept the application as presented.  
Mr. King seconded the motion.

Mr. King opened the application for discussion.

Ms. Murphy said that she had no objections as long as all the codes and regulations are met and followed.

Mr. Hopkins agreed and stated that Captain T.D Hardy of the Fire Rescue department had already been there and been through life safety requirements with him.

Mr. Wright mentioned parking to verify that there is enough parking.

Mr. Hopkins replied saying the required parking is on the upper and lower levels.

Mr. Jordan asked Mr. Hopkins if he was going to have more than two apartments in the house.

Mr. Hopkins said he may in the future.

Mr. Kaiser followed by saying that if Mr. Hopkins gets approved it will be for the category change from a single-family/duplex to multi-family which covers anything of three or more units. He said if there are units added in the future, there needs to be one additional space per bedroom and inspected by Fire Rescue for life safety.

Mr. Smith stated that he had no questions or concerns.

Mr. King had no questions or concerns and called for a vote on the application as submitted.

VOTE: 5 - Affirmative

#### **4. Other Business**

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

- There are going to be three Warrant Articles for the Board of Selectmen to approve at their meeting tomorrow night: adding definition to a Wireless Ordinance requirement; adding to the Table of Uses in the Zoning Ordinance for marijuana businesses; and a new ordinance for Medical and Adult Use marijuana.
- Mr. Kaiser and Ms. Foster have started doing checks every Friday to make sure that the odors from marijuana grow businesses do not become a nuisance. The grow at the old shoe shop has a new air pressure equalization system that has substantially lowered escaping odor.

Ms. Murphy asked where all the grow properties are located.

Mr. Kaiser listed them as he described the route of the odor check.

The Board continued to discuss the properties, future process of handling complaints, and an outdoor grow property on Maple Avenue that was a nuisance last year.

Mr. Kaiser continued with Code Office updates:

- Dave Sturdevant sent the Code Office his second Third Party Inspection report

on the interior fit-out for Aubuchon's.

- Mr. Kaiser wanted to make sure the Board had seen the Moderator's December-January report from the Old South Church newsletter regarding the status of their homeless shelter proposal. He said the February report made scant mention of the project.

The Board discussed the homeless shelter's building costs as well as Farmington not being the best location for a homeless shelter as far as resources go.

Mr. King discussed member attendance, stating that unless an issue gets brought up by someone then it isn't a problem. He said members generously volunteer to serve, we're fortunate to have the Board we do, and we always manage a quorum.

Ms. Murphy made a motion to adjourn the meeting.

Mr. King seconded the motion.

VOTE: 5 - Affirmative

The meeting adjourned at 6:45 P.M.

Minutes respectfully submitted by Kate Foster.

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Planning Board

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Date