

**FARMINGTON PLANNING BOARD**  
**153 Farmington Falls Road**  
**October 18, 2021 – 6:00 p.m.**  
**Minutes**

Planning Board members present: Clayton King, Lloyd Smith, Gloria McGraw, Craig Jordan, Jeff Wright and Judith Murphy.

Alternate members present: Michael MacNeil.

Members unable to attend: Mike Otley.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants Heather Reed; Bill Greenlaw, representing RSU 9; and Fernando Stelser, representing Domino's; RSU 9 abutters, Randall and Ruth Gauvin, Marsha Slaughter, and Carole Ansheles.

Mr. King opened the meeting at 6:00 p.m.

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

Mr. King designated Mr. MacNeil as a voting member.

**2. Review minutes of September 13, 2021**

Ms. Murphy made a motion to approve the minutes of September 13, 2021 as amended. Mr. Smith seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

**3. 21-SR-18**  
**Heather Reed**  
**112 Oakes Street / U31-13-A**  
**Physical therapy and wellness center**

Mr. King introduced the applications.

Ms. Murphy made a motion to accept the application as complete. Mr. MacNeil seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

Heather Reed introduced herself as the applicant stating she has had a mobile unit for the past year doing physical therapy and wellness and would like to have a fixed location. She added that she is the only employee.

Ms. Murphy, Mr. Wright and Mr. MacNeil all stated they had no issues and thought it was a great idea.

Mrs. McGraw verified with Ms. Reed there was currently a substance abuse counseling facility on the other side of the building.

Mr. Jordan, Mr. King and Mr. Smith were all ok with the application and had no questions or concerns.

Mrs. McGraw made a motion to approve the application as presented.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

**4. 21-SR-15, 21-SR-16, 21-SR-17  
RSU 9 / R4-33 & U12-20  
Middle School, High School, and Cascade Brook School  
3 – 20’x30’ pole barns (pavilions)**

Mr. King introduced the application.

Ms. Murphy made a motion to accept the three applications as complete.  
Mr. MacNeil seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

Bill Greenlaw introduced himself as the representative for the applications, and stated they are going to be 3 – 20’x30’ roofed pavilion-like structures for staff and students to use for eating, study, or conversation. He said there will be no services – electric, water, etc. He added the one at the High School will be by the tennis courts, the one at the Middle School will be between the fields and the portables, and the one at Cascade Brook School will be on the left just before the building.

Mr. Smith said he was all set with the proposal and had no questions.

Mr. Jordan felt they will be a good asset to the schools, especially with Covid and asked if they were going to be identical.

Mr. Greenlaw said the one at the Middle School and Cascade Brook school were going to be stick-built and the one at the High School is going to be a mortise & tenon construction put together by Mike Smiley Timber Frames.

Mrs. McGraw stated they are a great instructional place for outdoor classes, such as the pre-K one at Mallet School.

Mr. Wright and Ms. Murphy said they like the outdoors aspect.

Mr. MacNeil asked if they were going to have cement pads or gravel pads.

Mr. Greenlaw replied they will have cement pads.

Carole Ansheles asked if it was correct there wasn't going to be any blasting and what days and hours they would be available.

Mr. Greenlaw replied there wouldn't be any blasting and they will be open to staff and students use during school hours and for games.

Ruth Gauvin asked if they were going to have lights to illuminate them.

Mr. Greenlaw said no, only the lights from the new poles for the parking lot.

Mr. King stated they will talk about the letter from Randall and Ruth Gauvin about the parking lot lights at the Middle School separately after these applications.

Mr. Wright made a motion to approve the three applications as presented.

Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Mr. King asked those present for the Domino's application if they minded waiting a little bit so that the Board can review the letter sent by the Gauvin's where they had Mr. Greenlaw present.

Fernando Stelser, representative for Domino's, replied he was fine with that.

Mr. King asked the Board to take a minute to read the letter Randall and Ruth Gauvin sent Mr. Kaiser, if they haven't already, as well as the letter Mr. Kaiser sent to Mr. Greenlaw in response.

Mr. Greenlaw started by stating he is very sympathetic towards the abutters and their situation. He said he called Mike Carleton of IEC to install a controller to turn the lights off when they aren't needed - adding that doing so will also save money.

Mr. Gauvin said they live right behind the parking lot and the new lights blast right into their home. He also stated that the light on the building illuminates into their backyard and bathroom.

Mr. Greenlaw replied that he will look into tilting the lights to put them just on the parking lot and the one on the building has always been there, but he will see what he can do about that as well.

Marsha Slaughter stated she didn't notice the lights much until the leaves fell and now the lights are blinding in her upstairs bedroom, but she feels the solution will be good.

Mr. Greenlaw said he will do the best to make sure the lights only target a certain area.

Mr. King told the abutters there is an ordinance to protect them from shadowing off the lights.

Mr. Kaiser said under the Town's Performance Standards, such lighting cannot trespass and/or glare onto other property, and we've had other such situations successfully corrected by owners and their vendors.

Ms. Ansheles stated she and a friend walked the parking lot area back in July and it didn't seem that the erosion control measures were working but she hadn't been back since.

**5. 21-SR-14 & 21-SS-12**

**Domino's**

**596 Wilton Road / U37-15**

**30'x64' building**

Mr. King introduced the application.

Ms. Murphy made a motion to accept the applications as complete.

Mr. MacNeil seconded the motion.

VOTE:7 – Affirmative

Motion carried.

Fernando Stelser introduced himself as the owner of HF Enterprises Inc. He stated he started as a delivery boy for Domino's Pizza 17 years ago and for the last 12 years he has been a franchise owner, this being his 10<sup>th</sup> Domino's store. He added that there will be seating for 20 people and a take-out window.

Ms. Foster explained to the Board that the large-scale plans in front of them are the latest versions, because the ones they received in their packets didn't have the setbacks, dimensions, and landscaping shown, as well as the driveway relocation.

Mrs. McGraw explained to the Board her biggest concern being the traffic where it is near a bad intersection and the Walmart traffic. She asked if it was approved by MDOT or the Town's Highway Department.

Mr. Kaiser replied that Phil Hutchins the Public Works Director wrote an approval letter attached in the application. He added there was already an existing entrance that the applicant is entitled to, there is not enough frontage for two entrances, and the area is in the Urban Compact that the Town Public Works Department has authority over.

Mr. Kaiser stated when the nearby Cousineau property is developed off Knowlton Corner Road, MDOT will put in a traffic light at the intersection of Knowlton Corner Road and Wilton Road that coordinates with the Walmart light - where there is now only a flashing caution light. He added the situation is similar to the Ice Cream Shoppe where everyone thought there were going to be a lot of accidents which has not been the case. Mr. Kaiser said this project will not exceed 100 peak trips per hour so a Traffic Impact Study is not required.

Mr. Wright said he had no issues with the proposal.

Ms. Murphy asked if the applicant did any surveys or studies prior to coming to the Board that helped with his decision to have a location in Farmington.

Mr. Stelser replied he has tried to find a location in Farmington since 2018. He said he originally wanted to be in the downtown area near UMF, but it was really hard finding anything there and this property was priced right and better due to Wilton and Farmington traffic going by.

Mr. MacNeil asked the applicant if this was a standard design for all Domino's, whether it meets ADA, and about the overlap on the survey plan with Sandy River Realty property.

Mr. Stelser replied it is a standard design which he tries to improve with each one, and it will be similar to his Lisbon and Lewiston locations. He said he bought the property from Sandy River Realty and is working with them on the overlap which is his property now.

Mr. Smith asked about the trees going in the front, concerned with visual interference with highway access.

Mr. Stelser replied these plantings will be set back and bush-like, and will grow no higher than 3 feet like the ones in Lisbon.

Mr. King verified with the applicant that he was aware of the standards for outside lighting.

Mrs. McGraw asked about the property line.

Mr. Stelser said he would be putting up a fence or something of the sort to keep people off abutting properties.

Mr. Smith asked about snow removal.

Mr. Stelser stated there is room to put snow out back, and when that fills up, they will have it hauled off.

Mr. Jordan made a motion to approve the applications as presented.

Mr. King seconded the motion.

VOTE: 7 – Affirmative

Motion carried.

Ms. Murphy asked when they were planning on opening.

Mr. Stelser replied they are hoping to open the middle of 2022, starting groundwork as soon as possible.

**6. Other Business**

Mr. Kaiser informed the Board that shallow-rooted plantings and fence weave will be installed in the screening gap at Stanwood Park. He added that they will be coming back into the Board with more minor changes to acknowledge and accept.

Mr. Jordan stated members of the public have told him getting in and out of Thai Smile has been a big cluster and thought there was discussion of a loop around the back of the building.

Mr. Kaiser said the Code Office will look into it and get an answer for the Board.

The Board discussed the Zoning Board meeting on October 20<sup>th</sup> and if they should attend or not.

There was discussion of the Crandall Appeals application.

There was discussion of possible Marijuana Ordinance changes.

The Board discussed a solar project planning on submitting applications for the November meeting.

There being no further discussion or updates Mr. King called for a motion.

Mr. Smith made a motion to adjourn the meeting.  
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative  
Motion carried.

The meeting adjourned at 7:00 p.m.

Minutes respectfully submitted by Kate Foster.

\_\_\_\_\_  
Planning Board

\_\_\_\_\_  
Date