

FARMINGTON PLANNING BOARD

**153 Farmington Falls Road
February 14, 2022 – 6:00 p.m.
Minutes**

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

Alternate member present: Michael MacNeil.

Member unable to attend: Mike Otley.

Others present: Code Enforcement Officer, Steve Kaiser; Code Assistant, Kate Foster; applicants Aaron Shields, Tom Gopsill, and Jake Daku (business partner of Chad Crandall); and students from UMF.

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

1. Pledge of Allegiance

2. Designate alternate members, if needed

Mr. King designated Mr. MacNeil a voting member for the meeting.

3. Review minutes of January 10, 2022

Mrs. McGraw made a motion to approve the minutes of January 10, 2022 as written.
Mr. MacNeil seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

No one was present to represent item number four on the agenda (21-MJ-07) therefore Mr. King decided to move it to last, giving time for someone to show up.

4. 20-SR-09

**Aaron Shields
Farmington Falls Road / R01-22
Modification to plans**

Mr. King introduced the application and verified the applicant was present.

Mr. Wright made a motion to accept the application for review.
Mr. Smith seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

Aaron Shields introduced himself as the applicant stating he is buying the property that is next to Pyro City at 973 Farmington Falls Road contingent on Planning Board approval. He said its original approval in 2020 was for 185 units and he is looking to do a 226-unit fully automated facility which will have no bathroom and therefore no water supply or septic system. Mr. Shields said it will have gate access with a keypad for tenants to enter their own code and it will be fully fenced-in when completed.

Mr. Shields stated the original plan had over 30' wide drive aisles between units which will be narrowed down to 25'. He has also contacted MDOT about the shared driveway with Pyro City to make sure the original permit is still acceptable and attached the email with the plans he submitted to the Planning Board.

Mr. Jordan verified with Mr. Shields the old farm right-of-way had already been discontinued.

Mrs. McGraw, Mr. Smith and Ms. Murphy didn't have any questions or concerns.

Mr. Wright didn't have any questions or concerns and feels like there is plenty of room for additional storage units needed in town.

Mr. MacNeil asked how emergency vehicles will have access to the facility.

Mr. Shields replied that it depends on what the Fire Rescue Department wants to do but will make sure they have access.

Mr. MacNeil asked if there was going to be any type of security system.

Mr. Shields replied he is going to have a camera security system so he can monitor the facility. He wants to make sure people don't try and live or sleep in the units – which has been a problem elsewhere.

There be no further questions or comments Mr. King called for a motion.

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

VOTE: 7 – Affirmative
Motion carried.

5. Acknowledgement & acceptance of modification to subdivision plan

Estate of Carole Gopsil
238 Savage Road / R12-021-C
10.69 acres lot split

Mr. King introduced the application and asked for a motion.

Mrs. McGraw made a motion to review the modification.
Mr. Wright seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

Tom Gopsill introduced himself being the person that is splitting 10.69 acres from out of a previously approved subdivision lot. He stated his mother passed away roughly a year ago, leaving the house and 100-acre lot to him and his brother who lives in Washington.

Mr. MacNeil, Ms. Murphy, Mr. Wright and Mr. Smith didn't have any questions or concerns.

Mrs. McGraw verified the property would not be land locked and there was access to the back lot with road frontage off Mosher Hill Road.

Mr. Jordan and Mr. King didn't have any questions or concerns.

There being no further questions or comments Mr. King called for a motion.

Mr. MacNeil made a motion to approve the subdivision modification as presented.
Ms. Murphy seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

At this time Ms. Foster informed the Board she spoke with Mr. Crandall and he was unable to attend the meeting but called his business partner Jake Daku who was on his way to represent the application.

Mr. King verified with the Board they would move on to other business at this time, giving Mr. Daku a chance to be present.

6. Other Business

Mr. MacNeil asked about the decommissioning bond that was in the Planning Board packet and which solar facility it was for.

Mr. Kaiser replied it was the final element needed for project closure for Farmington Solar on Buzzy York's property.

Mrs. McGraw asked about the taxes for Farmington Solar and what the final amount was.

Mr. Kaiser replied that it has been determined and Town Manager, Christian Waller has the information.

Mr. MacNeil stated he had a sheet from a budget meeting showing that the Town will receive \$1.3 million in tax revenue which will decline over twenty years as the project depreciates.

7. 21-MJ-07
Chad Crandall
361 Wilton Road / U34-8-B
License Transfer

Mr. MacNeil stepped down as a voting member for this application.

Mr. King introduced the application and verified with Mr. Kaiser that Jake Daku could represent the application where he is Chad Crandall's business partner.

Mr. Wright made a motion to accept the application for review.

Mr. Smith seconded the motion.

Ms. Murphy verified the application was only for the license where the last application Mr. Crandall submitted was for the license and property.

VOTE: 6 – Affirmative 1 – Abstained

Motion carried.

Jacob Daku introduced himself as Chad Crandall's business partner for Blue Sky Labs and Kender Farms. He stated the application is simple – they've purchased the Adult Use Store license from Jacob Angelakis/Biome and are transferring it to their 361 Wilton Road location for the time being.

Ms. Murphy asked if they would have had to pay \$12,000 for the license if they would have just waited for it to be available once Jake Angelakis stopped paying for it.

Mr. Daku said they wanted to make sure they got it and get a jump start on the process.

Mr. MacNeil, Mr. Wright, Mr. Smith, Mrs. McGraw, Mr. Jordan and Mr. King didn't have any questions or comments.

There being no further questions or comments Mr. King called for a motion.

Mr. Jordan made a motion to approve the application as complete.

Mr. King seconded the motion.

VOTE: 6 – Affirmative 1 – Abstained

Motion carried.

8. Other Business (continued)

Mr. Kaiser informed the Board that the Zoning Board is going to continue working on ordinance changes for Homeless Shelters to receive more input after discussing the Warrant Article for same at a Board of Selectmen meeting.

Mr. Kaiser stated the Board of Selectmen approved Heather Chaney's and Chad Crandall's marijuana applications that went before the Planning Board at the last meeting.

Mr. King asked if there was any slots left.

Mr. Kaiser replied that when Jake Angelakis decided not to renew his licenses than his manufacturing and cultivation slots became available, plus the two testing facilities that have always been available.

Mr. Kaiser informed the Board that he has drafted a change to the Marijuana Ordinance regarding one-year limits to begin operations and to obtain State licenses.

Mr. MacNeil asked if that change was going to make it for this year's Town Meeting vote.

Mr. Kaiser replied that Board of Selectmen Chair, Matt Smith would be the one to be able to answer that.

Ms. Murphy asked if the Homeless Shelter definition was going to be tabled.

Mr. Kaiser replied that the Zoning Board wants some outside help with the definition and performance standards.

Mr. MacNeil asked if this was being done because there was a homeless shelter purposed for Farmington.

Mr. Kaiser replied that a homeless shelter tried coming to the Board a couple years ago and after two lawyers saying it fit under group home some people on the Board disagreed and it was turned down and this has been being worked on since then.

Ms. Murphy said there is a major issue with homelessness in the area.

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

Mr. Jordan made a motion to adjourn the meeting.
Mrs. McGraw seconded the motion.

VOTE: 7 – Affirmative
Motion carried.

The meeting adjourned at 6:35 p.m.

Minutes respectfully submitted by Kate Foster.

Planning Board

Date