

**Town of Farmington**  
**Zoning Board Workshop**  
**Thursday, June 17, 2021 – 6:00 PM**  
**MINUTES**

Board members present were Paul Mills, Kelly Kading, John Moore, and alternate member David Ballard. Jane Woodman and Kyle Terrio were unable to attend. Town Manager Richard Davis and Planning Assistant Cindy Gelinis were present. Also present were Amber Stone of Daily Bulldog, Jennifer Bjorn and other members of the public.

Mr. Mills brought the meeting to order at 6:05 p.m.

1. Designate alternate members, if necessary

Mr. Mills designated Mr. Ballard as a voting member.

2. Approve Minutes of April 22, 2021

Mr. Kading made a motion to approve the minutes as written.  
Mr. Ballard seconded the motion.

Motion carried.

3. Workshop on Homeless Shelter

Mr. Mills distributed a draft of Homeless Shelter Definitional Categories. He said Father Dumais offered to put it at his facility, which is in the Village Residential district, and it matters more how it is run and not on where it is located.

Mr. Moore made a motion to allow a Homeless Shelter in all districts provided they use best business practices.  
Mr. Kading seconded the motion.

Mr. Ballard asked if we were still considering limiting the number of shelters or within a certain distance.

Mr. Mills said we will discuss this further at another meeting. He distributed copies of an article in today's Portland Press Herald regarding a referendum to limit the size of new shelters to 50 beds along with other changes.

Mr. Moore amended his motion to allow Homeless Shelters in all districts subject to performance standards and a "Y\*" requiring Planning Board review.  
Mr. Kading seconded the amendment.

Motion carried.

Mr. Mills said we can discuss the draft definition and define the performance standards at another meeting.

Mr. Ballard made a motion to pass the Homeless Shelter Resource Center Definition to be adopted for our zoning purposes as it leaves as much leeway as possible in terms of the style we will have. He said it would allow for the other two options – Apartment-Style and Non-Apartment Style.

Mr. Kading seconded the motion.

Motion carried.

Mr. Davis said you would deal with the style in the performance standards, and he suggested that “Resource Center” be removed.

Mr. Mills made a motion to delete “Resource Center” and the title would be Homeless Shelter.

Mr. Moore seconded the motion.

Motion carried.

Discussion followed regarding limiting the number of beds, whether there is a difference between emergency shelters and homeless shelters, and other homeless shelters in the state.

Mr. Moore distributed information on homeless shelters around the state. He said many of these are run as a 24-hour facility, and some are specific as to the clients they accept, such as Augusta’s Bread of Life Ministries with a 26-bed family and individual shelter and a Veterans Shelter for 12 men. Mr. Moore said we don’t have to reinvent the wheel when there are other shelters with similar demographics that we can learn from. He stated the administration of the homeless shelter needs to provide case management services and work with the housing community to transition clients into housing quickly.

Discussion followed regarding the housing shortage in and around Farmington, limiting the number of beds to 16 or 32 town-wide, inviting Father Dumais and others, the proposed \$3 million homeless shelter bill, and contacting other 24-hour shelters of similar size about their operating budget and funding support.

Mr. Mills distributed a draft copy of the Farmington Homeless Shelter Ordinance using the Brunswick Homeless Shelter Ordinance as a draft performance standard. He stated the Board’s goal for the next meeting is to provide more information and input for drafting the performance standards and to finalize the definition.

#### 4. Workshop on Event Camping

Mr. Moore said the State recognizes Event Camping with a separate definition from Campgrounds. It is still licensed and inspected by the same entity but is limited to four consecutive nights for 50 or fewer nights in a calendar year. He said at the

Planning Board meeting the other night there was some push-back because some thought it would attract a large gathering.

Discussion followed about spot zoning, table of uses, and zoning districts.

Mr. Davis said we can regulate Event Camping through performance standards.

Mrs. Gelinas said the draft definition is good and just needs minor changes which she will have ready for discussion at the next meeting.

Discussion followed regarding possible performance standards.

Mr. Mills said for the next meeting members will finalize the definition, review the Village Business zoning district maps, and email any information to help develop the performance standards that could include limiting capacity, minimum acreage, setback requirements, quiet hours, and parking.

## 5. Other Business

There was no further business.

Mr. Moore made a motion to adjourn the meeting at 7:30 p.m.

Mr. Kading seconded the motion.

Motion carried.

Mrs. Gelinas will be the conduit to disperse any information, and she will send out a Doodle poll to schedule the next meeting.

Minutes respectfully submitted by Cindy Gelinas.