

**Town of Farmington  
Zoning Board Workshop  
Wednesday, August 4, 2021 – 6:00 PM  
MINUTES**

Board members present were Paul Mills, Kelly Kading, Jane Woodman and Kyle Terrio. Alternate member David Ballard was unable to attend, and John Moore could not vote because he hadn't been sworn in by the Town Clerk. Town Manager Richard Davis and Planning Assistant Cindy Gelinis and other members of the public were present.

Mr. Mills brought the meeting to order at 6:10 p.m.

1. There were no new members.

2. Election of Officers

Ms. Woodman made a motion to reelect the current officers.  
Mr. Terrio seconded the motion.

Motion carried.

3. There were no alternate members in attendance.

4. Approve Minutes of June 17, 2021

The Board agreed to table the vote until the next meeting because there weren't enough voting members.

5. Workshop on Homeless Shelter Performance Standards

Mrs. Gelinis distributed the approved definition from the prior meeting.

Mr. Moore said we should email Father Dumais and any other members of the public for their input.

Mr. Mills distributed copies of the Town of Brunswick Homeless Shelter Ordinance that he had modified to fit the Town of Farmington and its administration of town ordinances. He said he revised it so we would have something to discuss and start to write the performance standards.

Mr. Moore stated Brunswick has many similarities to Farmington and that is why he originally brought its ordinance before the Board for discussion. He said he called many shelters around the state that are in communities our size and smaller and they are 24-hour facilities. Mr. Moore said he had a hard time reconciling the comment made at a previous meeting "if you make it a 24-hour shelter you are saying you don't want one in Farmington" with what he was hearing from the shelters he spoke with. He said he wants the shelter in Farmington to be successful

and what is best for the community and the clients, which he believes is a 24-hour shelter.

Mr. Terrio said every client has different needs and he supported the 24-hour shelter. He said his understanding of the Zoning Board is it sets a clear broad spectrum of guidelines and then the company or organization is in charge of staffing and running of the facility per the Planning Board approval.

Discussion followed regarding different types of shelters, support services, demand, and transportation services.

Mr. Mills said he will modify the Brunswick Homeless Shelter Ordinance to fit into Farmington's Zoning Ordinance and email it to everyone for their comments.

Mr. Terrio asked if there are deadlines and if we set them for ourselves.

Mr. Mills said no, and he gave examples of some Town deadlines.

Mr. Davis said changes to ordinances require the Selectmen to hold a Public Hearing and it must be advertised 14 days and 7 days prior to the hearing, then the warrant must be posted 7 days prior to the meeting, and that would all take approximately 45 days at a minimum. He asked if a decision had been made on limiting the number of beds in the town.

Discussion followed regarding limiting the number of facilities and/or limiting the number of beds town-wide, fire marshal standards, sprinkling, business and community support, and funding.

Mr. Moore stated Western Maine Homeless Outreach had 16 beds. He said he was told they needed to expand the space to allow more beds for them to receive additional funding to make it sustainable. Mr. Moore said the Brunswick ordinance limits shelters to 32 beds town wide.

## 6. Workshop on Camping

Mrs. Gelinis distributed the approved definition for Event Camping from the prior meeting.

Mr. Moore asked if recreational vehicles or pop-up campers were addressed in any Town ordinances.

Mr. Davis said he thought there was something in the Shoreland Zoning Ordinance. He confirmed with Mr. Moore that we are concentrating on Event Camping.

Mr. Moore said he thinks we should take a look at what we are doing with yurts and "glamping", and he thought the argument could be made that those are closer to a bed and breakfast than camping. He said there are people putting them on their properties as a rental business and advertising them on Vacation Rentals By Owner

(VRBO). Mr. Moore questioned whether those should be considered camping and if it would trigger State of Maine regulations for a campground.

Mr. Davis said an accessory structure is defined in the Zoning Ordinance, which is allowed in all districts and must meet the setbacks of the specific district.

Mr. Moore asked hypothetically, if he constructed four yurts on platforms anywhere in Farmington would the Zoning Ordinance address these as accessory structures or is it a grey area. He asked Mrs. Gelinas to discuss this with Mr. Kaiser for his opinion if this would fall under accessory structure.

Discussion followed regarding accessory structures, zoning districts, “glamping”, and yurts.

## 7. Other Business

Mr. Terrio said he had complaints about signage and truck traffic in town and he wanted to know who to discuss this with.

Mr. Davis said the Zoning Board only deals with setbacks and drainage. He said to speak with him at another time or with the Public Works Director.

Mr. Moore made a motion to adjourn the meeting at 7:15 p.m.  
Mr. Kading seconded the motion.

Motion carried.

Mrs. Gelinas will send out a Doodle poll to schedule the next meeting.

Minutes respectfully submitted by Cindy Gelinas.