

CODE/PLANNING DEPARTMENT

To the Citizens, the Select Board, and the Town Manager:



With administration and coordination provided by the Code/Planning Office, during 2024 there were 10 Planning Board meetings held, during which the Board reviewed and approved 24 applications under the following ordinances: Site Review (8), Soil Erosion Control & Storm Water Management (9), Subdivision (2), Shoreland Zoning (1), Floodplain Management (3), and Adult Use & Medical Marijuana (1). The Board also approved one Subdivision Modification. Eleven applications were approved under in-house CEO review: Site Review (2), Residential Solar Energy Systems (7), and Wireless Telecommunication (2). The Board meets on the second Monday of every month, except for October when it meets on the third Monday.

On July 8th, the Planning Board's annual election was held during which Judith Murphy was re-elected as Chairman and Mike Otley re-elected as Vice-Chairman. Alternate Michael MacNeil did not renew as an alternate. Currently, there is one opening for an alternate member.

The Board of Appeals elected officers in July, during which Galen Dalrymple was re-elected as Chairman and Bob Yorks as Vice-Chairman/Secretary. Richard Morton resigned as a Board member. Currently, there are openings for two regular members and two alternate members.

The Zoning Board met one time during 2024, and reviewed one application, and held one Public Hearing in July. The members elected officers in July, at which time Paul Mills was re-elected as Chairman and Terry Bell as Vice-Chairman. Currently, there are two openings for alternate members.

There were 52 registrations filed for residential projects during 2024: 11 stick-built houses; 8 mobile homes/modulars; 11 garages; 3 barns; 2 additions; and 1 porch, 3 decks, and 13 sheds. Also, 22 Certificates of Occupancy (CO) were issued: 15 residential; 3 institutional; 4 commercial.

In 2024, registration forms were filed for 7 business projects and 4 home-occupations, and 22 sign permits were issued.

The Revolving Loan Fund Board met twice and approved a total of \$50,000 in business loans.

In the Fall of 2024, ground was broken for the 25-unit Avesta/Edgewater Housing development for which the Code/Planning Office secured a \$500,000 CDBG Housing Assistance grant. This project is slated to open in early 2026.

In February, the Code/Planning Office completed the annual activities for the Town's re-certification for Class 8 rating under FEMA's National Flood Insurance Program (NFIP) Community Rating System (CRS). This program provides federally backed flood insurance within communities that participate in the NFIP-CRS and enact and enforce floodplain regulations to mitigate flood damage and losses.

A reminder to all those building new structures, and those installing slabs and/or foundations for new manufactured ("modular") housing, that such work must be certified by a Third-Party Inspector (TPI) under the Maine Uniform Building and Energy Code (MUBEC).

Please check the Town's website www.farmington-maine.org for Board meeting dates, agendas, and minutes. Also available on the website are zoning maps, ordinances, and application forms. These are listed under Code/Planning on the homepage. All meetings are open to the public.

Many thanks to my co-workers, Planning Assistant Cindy Gelinis and Code Enforcement Assistant Kate Foster, for their hard work and dedication.

I also want to express my gratitude to: all members of the above-mentioned Boards for their participation and time generously given to the Town and its citizens; the Select Board; Town Manager Erica LaCroix; and Town employees for their continued support.

Respectfully submitted,

J. Stevens Kaiser
Code Enforcement Officer