

Town of Farmington
Planning Board Meeting Minutes
Wednesday, August 2, 2023
Selectmen's Chambers
356 Main Street-Farmington, NH 03835

Board Members Present:

Rick Pelkey, Chairman
Bill Fisher, Vice Chairman
Stephen Henry, Secretary
Charlie King, Selectmen's Rep
Jeremy Squires
Mike Day
Rebecca Patton-Sanderson

Others Present:

Kyle Pimental, Planning Director
Ed Brannan, Highway Dept. Supervisor
Robert Talon, Bear Hill Survey & Design
Randy Talon, applicant 500 Boys Club
Dan Woodman, 500 Boys Club
Abutters Mark Ginsberg, Lonny
Ginsberg, Sandy Ginsberg, Roberta
Gibbs

1). Call to Order:

Chairman Pelkey called the meeting to order at 6 p.m.

2). Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

3).Review of Minutes:

October 5, 2022-Public Meeting – No errors or omissions

Motion: (Fisher, second Day) to approve the minutes as written passed 5-0-2 (Squires, Patton-Sanderson abstained).

July 19, 2023-Public Meeting- Page 1, heading, change date from July 17 to July 19

Motion: (Henry, second Day) to approve the minutes as amended passed 5-0-2 (Pelkey, Patton-Sanderson abstained).

4).Public Comment: None

5).Old Business: None

6). New Business:

A). Public Hearing and Possible Vote on Amended Site Plan for 500 Boys Club, LLC, Tax Map R36, Lot 1-2. The applicant is proposing various site improvements, including drainage, aesthetic appearance, access, parking and removal and reclamation of materials left from a prior gravel pit to provide increases in sight distance at the entrance and for Police patrols. The proposed project is located off Paulson Road and in the Suburban Residential Zone.

Mr. Pelkey read aloud the public hearing notice for this project and then asked the applicant and/or their representative to come forward.

Rob Talon said he is the land surveyor volunteer for the Farmington 500 Club and introduced his brother Randy Talon and Dan Woodman who is President of the 500 Club. He said the club has been around since 1952 for 71 years. He said the club provides basically all the recreational sports opportunities for youth outside of the school programs.

He said they are a volunteer based non-profit with limited funds and resources and they are also a major part of the Town's Master Plan regarding recreational opportunities. We own almost 25 acres and own another 3.35 acres in easement in comparison to the Town's 26 acres as listed in the Master Plan he said.

Mr. Talon said the goals in the Master Plan include promoting a healthy and active community by providing a variety of programs for all ages and interests in a safe environment and to maintain and improve and expand the recreational facilities, parks, trails, pedestrian bicycle pathways to public/private partnerships and creative funding mechanisms. We have always considered our organization to be a partner with the Town in providing recreational sports activities and we are very proud of our accomplishments he said.

He said the sports programs and tournaments also provide an economic boost to the downtown businesses by bringing in customers from within the town and the surrounding communities. He said when the 500 Club first bought the Paulson Road site it was in conjunction with the Town. It was an old gravel pit that was owned by Pike Industries that had not been reclaimed and Pike had suggested that the pit slopes would be reclaimed as part of the sale. The Town promoted the club's acquisition of the land because of the growing need for more recreational fields. I personally provided the boundary survey and subdivision plan for the land acquisition as a volunteer for the 500 Club he said.

Mr. Talon said the 500 had planned site development to provide additional recreational fields for the town and the Town was going to add additional land to their conservation properties. He said at that time the Selectmen and Planning Board worked with the 500 to approve the subdivision site development plans. He said it was understood that the development of the old gravel pit into playing fields, parking lots and facilities would involve extensive site work and gravel excavation which has been continuing for the last 20 years.

He said unfortunately Pike failed them and didn't provide stabilization of the site leaving the 500 and the Town with the responsibility and obligation to reclaim that site. He said the Town worked with the 500 to build the soccer fields using Town equipment and employees including the excavation of materials. The 500 has also been working with the Town on reclaiming a portion of the Town's site by constructing a practice field and an easement on the 3.35 acres abutting Paulson Road on the 500 Club's property. This reclamation would result in a practice playing field for the football league. This work was planned to be completed this summer unfortunately that will probably not be met this season due to the work stoppage he said.

Mr. Talon said the 500 also intended to provide an informational kiosk with a property map showing the Town's conservation lands and the 500 lands and a potential walking trail map. He said the Town through the Conservation Commission gave \$5,000 to the 500 Club for the purchase of loam for which they are grateful. He said recent work by the volunteer site development company included at no cost to the 500 the re-grading and stabilization of slopes, the addition of the second driveway, the parking lots in accordance with the original site plan. He said the original site plan showed that excess material needed to be removed to develop the site. We believed at the time that this was exempt from the gravel excavation permitting under RSA 155-E: 2 a as approved originally by the Planning Board he said.

Mr. Talon said some additional work along the road was undertaken in conjunction with the Town Conservation Commission, the Road Agent, the Police Dept. and included tree clearing of under 10,000 board ft. and excavation along the road to benefit the Town's DPW and increase sight visibility for Police patrols and sight visibility for traffic exiting and entering the property. The tree clearing alone reduced the amount of salt treatment needed to clear the ice and snow from the road he said.

He said none of the work has increased water flow from the 500 property onto the adjacent properties or the road. Any work within the road r-o-w was done and will continue to be done with the Road Agent when future work is being done along the road for the Town benefit not the 500 he said.

Mr. Talon said the Town notified the 500 of a verbal complaint regarding the gravel excavation via the Code Enforcement Officer and the 500 requested a written copy of the complaint and the identification of the complainant but they still don't know that.

He said a meeting was scheduled to discuss the status of the original site plan approval. In the complaint it's determined what was needed to satisfy the complaint. The meeting was set for 06/15/2023 at the Farmington Town Hall through Mr. Pimental via e-mail. The Town hand delivered a cease and desist stop work order on 06/13/23 prior to that meeting for reasons not yet fully disclosed or understood by the Farmington 500 Club he said.

He said this action came very close to the loss of the volunteer companies providing the much needed reclamation work on both the Town and the 500 properties. He said the cease and desist order requested that the 500 Club provide updated plans and application to the Planning Board which is part of the reason they are here tonight.

He said the easement included with the 500's land acquisition also included a 50 ft. r-o-w over the Town property connecting to Paulson Road with rights to maintain drainage and slopes. The easement for the 3.35 acres on the Town parcel allows for the construction of the sports fields and other alterations in connection with the improvements which include needed additional parking areas for public access to the playing fields and the conservation land he said.

Mr. Talon said the question was raised as to the exemption to the gravel excavation order under RSA 155-E and Planning Board approval of governmental land use under RSA 674:54

regarding the public use of conservation lands included on the 500 property and the Town and also the public/private partnership described in the Master Plan.

Mr. Talon said the 500 Club looks to the Planning Board for concurrence and advice on proceeding with this endeavor to provide continuing recreational opportunities for the development of both properties that we can all be proud of.

Mr. Pelkey said they would like to take a look at the drawings and go over what they are proposing.

Mr. Talon went to the Existing Conditions Site Plan and pointed out that Fieldhouse Road has been constructed and noted that it originally came in and went directly to the main parking lot. He said they realized after the fact that those slopes were going to be fairly steep and being a gravel road it's just going to chatter and fall apart. He said it made more sense to bring it through because they needed additional parking in this area (the Fieldhouse area) which was originally dedicated for a Babe Ruth field and the need for that has lowered and parking is a bigger item that they need. The idea was to bring that road into the Fieldhouse, put an additional parking lot there and then connect it back to the main parking lot. That has been constructed and that was part of the excavation that occurred this year to create the main parking lot and to stabilize these slopes he said.

He said pretty much everything from the middle of the soccer field east has been taken care of, has been reclaimed and is now in compliance with the regulations for the reclamation of the gravel pit so 20 years later they got that done. He pointed out the areas that are not completed in the western corner of the property along Paulson Road where there is still a big mound of gravel where the original entrance was. He said that is a sight distance issue and it always has been concerning to them because you can see but it doesn't meet the state standard for driveway visibility. He said that's one reason to get it out of there and the other reason is to reclaim that and bring the slopes into compliance and then it needs to be loamed and seeded. Mr. Talon moved to the proposed site plan and said the other area involved is on the 3.35 acre multi-use field area and there is another big mound in there as well. He said that area is also dedicated for parking for the access.

Mr. Pelkey said the board didn't receive copies of the proposed site plan he was referring to. He said they have a couple of versions of the existing conditions but no copy of proposed plan.

Mr. Pimental said the existing and the proposed are very similar.

Mr. Henry said these ball fields are not what's there so those are the proposed.

Mr. Pimental corrected that those are the original proposals.

Mr. Talon pointed out the soon to be multi-use practice field on the upper left side of the property and said it also provides access to the conservation property. He said one of the original thoughts 20 years ago that didn't get shown on the original plan because the Town wasn't quite sure what they were going to do but the idea at the time was to provide a walking trail that circled around the property and back and there were going to be workout stations

along that. He said they have started to create part of that trail system through here so they wanted to provide access that suits the need of the people accessing this field and also the public to be able to access the trail system.

Mr. King added that the 500 met with the Board of Selectmen a few weeks ago and they update/clarified the easement on the 3.5 acres to be consistent with what they are proposing. He said at the meeting they said if a gravel excavation permit was required the Town would fill it out but he didn't know if the staff has determined that it wasn't required because of governmental use.

Mr. Pimental said for the Town owned piece Town Administrator Ken Dickie did fill out a form but that is second on the agenda for the board to determine whether or not that will be incidental. He said to Mr. Talon's point about the earth removal reclamation that is part of this they didn't put anything in front of the board to make a decision on that because they felt as though it was part of the original reclamation plan that was part of their prior approval. So really what you're voting on here is the amended site plan he said.

Motion: (Pelkey, second Henry) to accept the application as substantially complete;

Discussion: Mr. King said they did ask for a waiver but he thought their application was substantially complete.

Mr. Pelkey agreed.

Vote: the motion passed 7-0.

Motion: (Pelkey, second Henry) that we determine that this is not a development of regional impact passed 7-0.

Mr. Pelkey then asked Mr. Pimental for the staff comments.

Mr. Pimental said that the prior approval from April 2, 2003 they have been implementing over the course of the last 20 years. He said the staff felt that the work that was taking place this summer deviated from those plans enough where they wanted to require a new site plan and that included some of the earth removal along Paulson Road, the relocation of the parking area and as such we require that they come in here for an amended site plan.

He said over the past 2 months or so the Planning staff with Mr. Talon and others have been working to get their comments together to put forth the proposal they have in front of them tonight. He said as Mr. King mentioned there is a waiver request because there are some additional gravel areas with parking on there that they're requesting a waiver from doing a full drainage plan and that the board find that the proposed gravel driveways and parking lots not be calculated as a paved surface which is what the Town regulations require so that's the waiver that is in front of them as well but Mr. Talon covered the rest of it.

Mr. Pimental said the other thing he would mention is that they did file with the Town the Earth Removal Application that gave us the total cubic yards that will be removed as part of the area that hasn't been removed yet that is 6,000 cubic yards.

Mr. Talon said it is 6,000 cubic yards on the 500 Club piece and 8,000 cubic yards on the Town

piece.

Mr. Pimental said that's the remaining area that would be coming off of the 500 Club and they have the earth removal application they submitted. He said the question for the board will be whether or not they want to make that same determination about incidental to construction for the 500 Club or if they feel that that was still part of the overall reclamation plan that was part of the 2003 then they don't have to do it. We didn't put that on the agenda but if the boards feels that you want to make that motion you can he said.

He said that the Town Administrator filled out the application for the Town piece and the 500 Club filed one for the 6,000 cubic yards on their piece and they have them on file. It will just be whether or not the Town wants to apply your full earth removal regulations for that 6,000 cubic yards or if you want to find that as incidental but that's up to the board he said.

Mr. King asked if their consideration as incidental could be applied to this revision and they don't need to find that it's incidental to the original plan from 2003 they could consider that incidental to the current revised plan.

Mr. Pimental said yes.

Mr. Pelkey asked if then it will cover all of the removal incidental to doing what is on that plan currently.

Mr. Pimental said yes.

Mr. King said yes because the plan is different.

Mr. Pelkey then read the waiver request aloud as follows: "The applicant is seeking a waiver to Section 27 Storm Drainage seeking relief from provisions in the Site Plan Regulations that require a drainage plan that accommodates a 50 year storm event and that the proposed gravel drives and parking lots not be calculated as a paved surface".

Mr. King asked if they were looking to waive the requirement to do the drainage study not necessarily for them to not be calculated as impervious surface.

Randy Talon said yes.

Mr. King said part of the consideration of that argument is all the water with this revision is staying on the site.

Rob Talon said nothing is going off site and nothing did before because they in a bowl.

Chairman Pelkey opened the hearing to public comment and asked if anyone had any comments on this application.

Highway Dept. Supervisor Ed Brannan said he has met with these gentlemen a couple of times at the site and things have changed a little bit from the first meeting. He said initially there were a couple of pockets where the water would settle off to the side of the road before it got to the big knoll just before their driveway going down the hill. He said they have since taken material out and come back towards the road. My only issue is we want to make sure that we don't force that water further down. It did have a place where it could settle in a sizable pocket but we have discussed it and agreed that if they keep a nice easy slope off the road for sheet

flow everything should work fine for us and the last knoll the water went around that anyways so it stayed on their side of the road. I don't have a whole lot of issues I think they're going to be more than willing to work with me to make sure it's all good he said.

Randy Talon said where that low point is if you look where there is a big boulder the water is still going in there. He said as far as the shoulder with the percent grade off the highway it's not done they lost SUR. When they come back they'll finish doing their work he said.

He said he and Mr. Brannan have each other's phone numbers and they talk all the time and they are all willing to work with him. We want the road to be safe for the children that come there he said.

Mr. King asked if they were in consensus on what needs to be done to finalize it.

Randy Talon said yes.

Rob Talon said they have a good relationship with the Town and they fully intend to continue that and they consider themselves a partner with the Town.

Mr. Brannan said his only concern is the edge of the road and they are going to be willing to work with him.

Mr. Pelkey thanked him for the input and attending the meeting.

Paulson Rd. resident Mark Ginsberg said a lot of heavy equipment is going by and the road is pretty beat up. He asked if there is any plan long term to remediate or make the road a little better after all the stuff has gone through.

Mr. King said in the immediate future no it's not in the paving schedule for this year. He said he didn't know if it would fall in Mr. Brannan's plans for next year and it may not based on some of the other issues we have. He said originally that area wasn't even paved and when Pike came in for a gravel excavation permit on the other side we asked very nicely to pave that which they did and it's held up pretty well because that was probably somewhere around 2007 to 2010.

Mr. Brannan said there is a section towards Rt. 11 that they need to address but other than that the road is not slated anytime in the near future.

Mr. Pelkey asked if there were any other comments from the public and seeing none he closed the public comment portion of the hearing.

Mr. Henry said part of the site plan includes land they don't own and asked if they need a letter from the landowner authorizing them to propose work on that property.

Mr. King said if he meant the Board of Selectmen they have already given that as part of the public record. He said they could follow-up with a copy of the minutes or a letter if the staff requires it.

Mr. Pimental said they could add the minutes to the file and it's going to be stated in the minutes of this meeting as well.

Rob Talon said they have the easement which they modified.

Mr. Henry said it's a technicality because they get developers that come in with a proposal on something they want to buy but they need authorization from the landowner.

Mr. King said it should be part of the minutes so if somebody goes back and looks they can say here is the permission from the landowner.

Rob Talon said that is why he brought up governmental land use to put that in there because it's Town owned property and they have an easement to utilize it.

Mr. Pimental asked for the date of that meeting so he could get those minutes.

Mr. King said it was 3 weeks ago.

Mr. Pimental said that would have been July 17, 2023.

Motion: (Henry, second King) to include those minutes with this packet and attach them to the application;

Discussion: Mr. Pelkey asked if that would go down as a condition of approval to attach them to the application package.

Mr. Pimental said no because they are not really tying it to the approval of the site plan. It's more for procedurally and we'll just grab the minutes and put them in the packet he said.

Vote: the motion passed 7-0.

Mr. Pelkey then took up the waiver request and said that the staff recommendation is that they believe the criteria has been met to approve the waiver request and he concurred with that criteria that the specific circumstances relative to the site plan or conditions of the land in the site plan indicate that the waiver will properly carry out the spirit and intent of the regulations which they talked about which has to do with the flow of water on the land. I don't believe we need to require that for them so I'm in favor of the waiver he said.

Motion: (Pelkey, second Henry) to approve the waiver;

Discussion: Mr. King asked Mr. Pimental if there are no other waivers required based on his review of this.

Mr. Pimental said this was it.

Vote: the motion passed 7-0.

Mr. Pelkey then moved on to the application and asked Mr. Pimental if there were any recommendations from the staff.

Mr. Pimental said the staff recommends that the board vote to approve the amended site plan with the following conditions:

1. Final grading and design of drainage area along Paulson Road to be reviewed, approved and inspected by the Town's Road Agent
2. A final as-built plan shall be submitted showing all post construction and infrastructure improvements including but not limited to driveway construction, parking areas, multi-use field and elevation grades.
3. Conditions to be met prior to the signing of plans:
 - a). Provide copies of the final plan set with a stamp and signature of the LLS
 - b). Add a note to the plan stating which waivers were granted and the date

Mr. Pimental said he would also add to this to add a note to the plan stating that the incidental

to construction exemption was granted if the board decides to vote on that.

Mr. Pelkey asked if they need to go to that before they finish this.

Mr. Pimental advised that he would.

Mr. King asked if he was proposing that they open the second public hearing because that is how it is on the agenda.

Mr. Pimental said it depends on how the board wants to do this. He said the reason they put it as a second piece was because that is the Town owned piece. He said if they want to vote that it's incidental for their piece they can do that now and make a motion that says they're going to consider the remaining earth removal excavation of that 6,000 cubic yards is incidental to the construction that is going on.

Motion: (Pelkey, second) to accept the application with the comments from staff and for the board to find that the excavation is incidental to the site plan and doesn't require a separate excavation permit;

Discussion: Mr. Pimental said that he had another condition to add under the conditions to be met prior to earth removal activities that Form PA-38 Notice of Intent to Excavate from the NH Dept. of Revenue Administration shall be filed with the Town of Farmington's Assessing Office. Rob Talon said that has already been done.

Mr. Pimental said then they are all set.

Mr. Pelkey asked if that is not a requirement.

Mr. Pimental said at the time that he wrote this it hadn't been submitted yet.

Mr. King said one of the conditions was that there was a final as-built plan filed and asked what time they would give them to do that. He said they probably should put a date on it that they can meet because he didn't expect they're going to have it in a few months when it could be a year or so.

Randy Talon said they can't give them an as-built plan until it's done and they have been at it for 22 years.

Rob Talon said he has been working on slowly picking away to do an as-built of everything they already have out there over the years and more recently because he is not going to be around forever and his plan is to leave the Farmington 500 with an as-built plan that has everything on it along with all of his survey notes and data so they will have it in the future.

Mr. King asked if he was going to ask for a date what that would be.

Rob Talon said he thought the biggest concern about the as-built was more related to the work along the road.

Mr. Pimental said they have that taken care of with the final grading and design of the drainage area along Paulson Road to be reviewed, approved and inspected by the Town's Road Agent.

He said the as-built normally would be tied to a Certificate of Occupancy but they don't have a CO in this particular case so they don't have a time frame for it so that's up to the board.

Mr. King said but it's a condition and usually it's a condition for something to happen. He asked

if they are going to say it's a requirement what the time is to meet that requirement.

Rob Talon said if he said 2 years...

Randy Talon said with the opportunity to come back and extend.

Mr. Pelkey said that would be a change in their site plan they could come back and modify it.

Rob Talon said they used to come in fairly regularly to update the Board of Selectmen and the Planning Board as to the status of things and over the last 5 years they haven't done that and he didn't know when the last presentation was made. He said he threw 2 years because they don't know how fast their volunteer guys will get this done but if it's done before 2 years...

Mr. King asked if they say 3 years then they feel it's no issue.

Rob Talon said he was going to suggest 2-3 years or whatever and if they're not 100% done they would update the Planning Board with an updated plan.

Mr. Pelkey said he was going to suggest giving them 3 years to provide an as-built or interim plan.

Mr. Henry said he was thinking it should be with the current conditions at some date in the future.

Rob Talon pointed to the site plan displayed and said this is an updated plan from the 20 year old plan so 3 years from now they will update the board on status of the project.

Mr. Squires suggested giving them 5 or 10 years.

Mr. King said they should put it at 3 years and if it's not complete to provide the current conditions or the status of the plans. He said they could come back in 2 years and say this is where it's at and they don't plan to do anything in the next 5 years so they can submit it early.

Mr. Pelkey asked if there were any other concerns or conditions they want to put on the table. He said his motion incorporated that the excavation would be considered incidental to the site plan so there would be no requirement for a separate RSA 155-E filing.

Mr. King asked on which lot.

Mr. Pelkey said he thought it should be both because it's one plan that shows both the Town and private property and the Town has already committed that they are allowing the work to be done on their property.

Mr. King said he wanted to make sure the motion is clear.

Mr. Squires asked him to repeat his motion.

Mr. Henry said they have a public hearing on the Town owned lot and they couldn't just skip over a scheduled public hearing that is on the agenda.

Mr. Pimental said they have to deal with that separately.

Mr. Pelkey asked if when they open the public hearing on the excavation on the Town's property they would reference the plan put forth by a private citizen.

Mr. King said he didn't think they were excluded from opening a public hearing on that at this time and that they could have multiple public hearings open.

Mr. Pimental said they can.

B). Public Hearing and Possible Vote on RSA 155-E Incidental to Construction Exemption for Proposed Excavation Activities on Tax Map R36, Lot 1-1. The applicant is proposing to level, grade and conduct overall site improvements. The intent is to remove roughly 8,000 cubic yards of material. The proposed project is located off Paulson Road and in the Suburban Residential Zone.

Mr. Pelkey opened the public hearing on the excavation on public property on the Town's property for public comment. He asked if anyone from the public has a comment on it for that particular piece which is to the Rt. 11 side of the old access to the field.

Randy Talon said for the Town piece, in 2014 they came to them to get that piece and the reason why they did that was because their midget football program was using their soccer field for practice and they have over 200 children playing soccer so there's a conflict and football rips it all up and soccer gets very angry. He said this is very important to them to use and they are looking forward to getting the practice field in there.

He said they still need some of the material to level that field off and the loam pile that is 1200 yards is sitting there now ready to be placed on that field once they level it off and then the parking lot and the materials come down. He said on more than one occasion he has found items he would not specify on TV, people sleeping in their cars and other things they do not want children to see. So it is very important to get that hill down so the Police can see and it's very important to us so that these people have no opportunities to hide he said.

He said they are anxious to get going in there that's where the kiosk is going, the parking and the commitment in 2002 was to a parking lot for the public. He said on the other side there is going to be parking as well.

Mr. Pelkey then closed the public comment on the second public hearing.

Motion: (Pelkey, second Henry) to approve the application with the conditions as listed by staff with the board's opinion registered that the gravel excavation on both the Town's property and the private property is incidental to the site plan that we are going to approve and to add the requirement for an as-built plan or an interim plan at three years and a final as-built plan when the work is complete or they come before us for another modification of the site plan;

Discussion: Mr. Pimental said he wanted to make sure that the Notice of Intent to Excavate was submitted for both parcels.

Rob Talon said the Selectmen gave the Town Administrator approval to sign (on behalf of the Town) if necessary and it is and he has both originals which he would leave with the staff and it has to be signed by Mr. Dickie.

Mr. Pelkey asked if they needed to add that a Notice of Intent to Excavate needs to be submitted as well.

Mr. Pimental said no they have it and that will just come off the conditions to be met prior to earth removal activities but at the time when he wrote this that hadn't been submitted.

Vote: the motion passed 7-0.

Mr. Pelkey said he couldn't say enough about all the great things they do for our kids and that all of his kids went through their programs. They're all grown up now and their kids are coming to you now. You guys do great stuff for this town and I appreciate it he said.

Motion: (Pelkey, second Henry) to take a 10 minute recess passed 7-0 at 6:53 p.m.

Chairman Pelkey reconvened the meeting at 7:01 p.m.

7). Staff Comments:

HOP Grant Update- Mr. Pimental said that the Rt. 11 corridor study they are working on is with RKG Resilience, LLC as part of the Project Team in addition to the SRPC who is helping with that. He said they held their kickoff meeting on Monday and they have scheduled a Rt. 11 tour for next Wednesday so he is looking for a little bit of feedback from the board.

He said he suggested 11 different sites along Rt. 11 as potential areas to look at. He said one place is if you're starting at the southern end near the Rochester/Farmington line is right outside of Places Crossing where the rail trail jumps from one side to the other and there are several locations along the route that are being cleared for potential development one was the Yacoub site they approved a couple of years ago.

He said right near Dana's Collision Repair that pull off is an interesting area because that is where that 137 acres is that is for sale known as the Doke property. He said there are several other large tracts along Rt. 11 that could be seen from that area.

He said Family Care of Farmington is potentially being sold and converted to a 60-80 childcare facility and that is a large significant change in use. He said the Pike site with the building that is being retrofitted for NAPA is a site and the empty spot next to the Farmer's Kitchen is a decent spot to stop because it is near the intersection of Rt. 153.

Mr. Pimental said there are a couple of places there and that is an area they talked about where the rail trail comes out on Meetinghouse Hill Rd. and that if there were sidewalks all the way down Rt. 153 you could walk from downtown and get onto the rail trail.

He said he also picked the Sarah Greenfield Business Park, the former Davidson Rubber site, the Rite Aid that is up the street that was the old liquor store and the reason he picked that is that is where you see a major transition to residential on the north side of Rt. 11 which as part of this work they may choose that that should be rezoned and not be commercial because it's all of Tappan St. and Central St. as it makes its way to downtown.

He said the last site he picked was at the very end where Spring St. comes up and some of that transitions to residential so there are some uses there that are not commercial. He said those are the 11 sites he picked that are interesting for this group to consider as they drive along Rt. 11 but if folks have others that they think they should be aware of please let him know.

Mr. Fisher asked about the Honey Dew building that has closed down and is for sale.

Mr. Pimental said he could probably that location out when they are at the Farmer's Kitchen.

Mr. Fisher said there is also that little green house on the corner of Rt. 153 and Rt. 11 that has been childcare and a BBQ place in the past.

Mr. Pelkey said that is part of the same lot.

Mr. Day said so is the garage out behind Honey Dew and it's about \$1.5 million for that whole thing.

Mr. Pimental said he planned on giving them that information and that's a good place to pull off the road and park.

Mrs. Patton-Sanderson asked who this is for.

Mr. Pimental said they applied for a grant through the NH Housing Authority for a \$137,000 to look at Rt. 11 specifically and how potential zoning changes would accommodate for a more mixed use and what the potential for development might be in that. He said part of that application also looked at updating the TIF District's finance and development plan. He said that finance and development was developed and maybe last looked at about 10 or 15 years ago.

Mr. King said he didn't think it was that long ago. He said they also have to look at the time it was created for because it has to be for a fixed time and he didn't know what was left on that. He said he didn't know if they could redo it to extend the time if they feel that's necessary.

Mr. Pimental said he would have to look at it and the finance plan to extend the sewer out to Rt. 11 the costs that are associated with that time frame don't even come close to what it is now so the fiancé plan and the development plan need to be looked at.

He said in our zoning that's the business overlay or the business node overlay which in our site plan regulations has totally different architectural design guidelines that were proposed at that time and this will be an opportunity to review that to determine if those architectural design guidelines are working or do we need to change them. It will be a good opportunity to look at Rt. 11 as a whole and where it could potentially be expanded he said.

He said he has already told the consultant about the excavation sites that are along this route but he hasn't gotten into the Town purchasing ones because that happened recently but Pike and others are coming to the end of their useful life and what that means with environmental issues and the DOT rail trail. He said there are some constraints there and this consulting team is going to look at all of that and come back to us next July with some recommendations on how we can improve and what changes need to be made all that corridor.

Mr. Pimental said they are anxious to get in front of them and meet this board and get their feedback so he has them scheduled for the Sept. 6 workshop. He said they plan on being her to pitch what they plan on doing and RKG is really good at doing market analysis so it will be a good opportunity to go back and forth. I will provide the board with the grant application so you can see all the scopes of work and they will have comments on the walk around and they are already working on a bunch of different maps and collecting some GIS data so we should have a pretty good discussion about that on the 6th he said.

Community Development Block Grant-Mr. Pimental said he had a call with Molly Cayler at CDBG to talk about what potential planning grants may be available to look at a downtown feasibility study that would look at getting a better understanding of the water/sewer

infrastructure and infrastructure needs in general, pedestrian improvements as well as any landscaping and aesthetics that might be needed. He said they have \$25,000 planning grants but they also have \$100,000 grants that are tied more to economic development. He said they are rolling grants so the Town can apply at any time and he said that because we've got the Housing Navigator and this other large project it may not make the most sense to apply for that right now but maybe by the spring next year as these things start to close out that may be a good time to think about applying.

He said the great thing about it is there's no match until you get to the implementation so once you start using CDBG funding for implementation there's a match component but the planning and the housing pieces do not have a match component. He said the Transformational Grant Opportunity is what they're calling the \$100,000 grant and that's new but they've always had these \$25,000 planning grants.

He said there is somebody on staff at SRPC that is well-versed in the CDBG program and they are willing to help us whenever we're ready to put together an application.

8). Board Members Comments:

Mr. Squires asked if there was anything new on the Kodiak thing downtown.

Mr. Pimental said for this board they are anticipating getting an amended site plan from Norway Plains this week or maybe next week. He said that will be on their Sept. agenda that will take into consideration all the new paving that was done and he thinks what the Selectmen will want is a separate reclamation plan for reclaiming what was done on Town owned land but that will not be part of what this board sees as part of the amended site plan.

Mr. King said the Selectmen are currently working with Town Counsel and the applicant's counsel to resolve the issues the Town has and he believes those changes will be resolved and would be reflected on that plan as far as their property.

Mr. Pimental said staff was going to recommend that the reclamation plan for the Town owned piece is separate from the amended site plan that will come back to this board.

Mr. King said he believes it will be handled separately.

9). Adjournment:

Motion: (Squires, second Henry) to adjourn the meeting passed 7-0 at 7:16 p.m.

10). Non-Meeting with Legal Counsel

Kathleen Magoon
Recording Secretary



Richard "Rick" Pelkey, Chairman