

Town of Farmington
Planning Board Meeting Minutes
Tuesday, October 5, 2021

Board Members Present:

Charlie King, Chairman
Gerry Vachon, Selectmen's Rep.
Bill Fisher, Secretary
Bruce Bridges
Jeremy Squires

Board Members/Staff Absent:

Rick Pelkey, Vice Chairman
Stephen Henry
Kyle Pimental, Planning Director, excused

BUSINESS BEFORE THE BOARD:

Call to Order:

Chairman King called the meeting to order at 6:12 p.m.

Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

Review of Minutes:

September 7, 2021- Public Meeting Minutes- No errors or omissions

Motion: (Fisher, second Squires) to approve the minutes as written passed 5-0.

Public Comment: No members of the public were present.

Any Other Business before the Board:

Mr. King said Mr. Pimental wanted the board to discuss potential dates in Oct./Nov. for a joint meeting with the Selectmen to discuss the establishment of the Leadership Team(to implement the Master Plan) and potential dates should be forwarded to the Town Administrator. He asked the members if anyone had a date and asked Mr. Vachon if this was strictly for a Monday meeting or if it could be held on another night.

Mr. Vachon said the Selectmen were shooting for a Monday meeting but that is a conflict for Mr. King (who is also Chair of the School Board that also meets on Monday nights). He said he was open to meeting on another night but he didn't know if the rest of the Selectmen were available.

Mr. King said the available Monday dates in Oct. are the 18th and the 25th and that budget season is also starting and both boards will be busy with budget preparations. He said it will be busy for both boards until the budgets are due to the Budget Committee and they would like them before the Thanksgiving break. He said the School Board is shooting to get the draft school district budget to them by Nov. 22 and asked the board for their thoughts about setting the meeting for Nov. 29.

Mr. Fisher said he was unsure of his availability due to some upcoming medical procedures but

he would try to make that work.

Mr. Bridges said he would make it work.

Mr. King then said on Nov. 15 they could be busy with finalizing the budget and suggested two dates that could work would be Nov. 22 or Nov. 29 and to give those dates to the Town Administrator Arthur Capello and see what he comes up with.

Mr. Squires said another possibility would be to have it on Oct. 18 before everybody gets full blown into their budgets.

Mr. King said they could try and asked Mr. Vachon to relay the three dates- Oct. 18, Nov. 22 or Nov. 29 to Mr. Capello.

Mr. Vachon said he sent a message to Mr. Capello with the suggested dates.

PUBLIC HEARINGS

CONTINUED CASES:

Public Hearing to conduct a Design Review for Thomas Frangos, Tax Map R-60, Lot 5: The applicant Thomas Frangos is proposing a mixed use development with commercial uses at ground level and residential above. Preliminary design plans show two 10,500 square foot buildings with associated parking with two driveway access points. The property is not owned by the applicant; however, Mr. Frangos has a purchase and sales agreement with the owner and this design review is part of a due diligence process. The proposed project is located on Route 11 and is within the Commercial Business (CB) Zoning District.

Mr. King said this item was continued from the Sept. 7 meeting and that they have been notified in the updated Planner's memo that the applicant has requested a continuance to Nov. 2 because of trying to resolve some issues with the purchase and sales agreement for the property.

Motion: (King, second Bridges) to continue that public hearing to the date certain of November 2 passed 5-0.

Public Hearing to conduct a Design Review for Richard Ellis, Tax Map R-4, Lot 7: The applicant is proposing an estimated 50 site campground. This property was previously approved for a smaller campground; however, the use has since changed and any approvals and enforcement/maintenance agreements have lapsed. The property is not owned by Mr. Ellis, but instead the nonprofit church called God the Father, Inc. The proposed project is located at 23 Ten Rod Road and is within the Agricultural Residential (AG) Zoning District.

Mr. King said this applicant is also requesting a continuance until Nov. 2 while trying to get his engineering concepts in draft form and get it submitted to the board.

Motion: (King, second Vachon) to continue that public hearing until November 2 passed 5-0.

Additional Business before the Board:

Mr. King said the Planner also provided his thoughts on the Public Comment portion of the agenda in his memo and they will postpone discussion of the matter until their next meeting when he is here to present his thoughts to the board.

Adjournment:

Motion: (Bridges, second Squires) to adjourn the meeting passed 5-0 at 6:20 p.m.

Respectively submitted
Kathleen Magoon
Recording Secretary

Charlie King, Chairman