

Town of Farmington
Planning Board Meeting Minutes
Tuesday, March 20, 2018

Board Members Present:

David Kestner, Chairman
Martin Laferte, Vice Chairman
TJ Place, Selectmen's Rep.
Stephen Henry
Charlie King
Rick Pelkey
Bill Fisher

Board Members Absent:

Brandy Sanger, Alternate

BUSINESS BEFORE THE BOARD:

Call to Order:

Chairman Kestner called the meeting to order at 6:04 p.m.

Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

Review of Minutes:

March 6, 2018- Page 1, 3rd line up from the bottom- add the word "to" after "respond".

Motion: (Henry, second Laferte) to accept the minutes as amended passed 5-0-2 (Place, King abstained).

Resignation:

Chairman Kestner announced that member Sylvia Arcouette has submitted her resignation from the board effective immediately due to previous commitments. He then thanked Mrs. Arcouette for all her help and attendance on the board.

Voluntary Lot Merger Application submitted by Robert Larson for Tax Map R06, Lot 190 and R06, Lot 191. New lot number will be R06, Lot 191.

Chairman Kestner said he received a memo from Assessing Clerk Kelly Heon in regards to the Larson application and a copy of the consent letter from the property lien holder which was received by the Town on March 20, 2018. Mr. Kestner read the letter from Citizen's Bank to Mr. Larson that stated that the lien holder gives consent to the merging of the 2 lots into 1 lot as stated above at 176 Camelot Shore Drive.

Chairman Kestner said the consent letter was the missing piece needed in order for the board to move forward with the application. He said the applicant provided the information requested before the Apr. 3 deadline and asked if any of the board members had any other issues with the voluntary merger.

Mr. Henry asked if the board is required to hold a public hearing on the application. Chairman Kestner said a public hearing is not required and the application has been duly noticed multiple times.

Mr. Pelkey asked if the board needed a motion to discuss the application. Chairman Kestner said the members could make a motion to discuss it with the new information presented if they wished to do so.

Motion: (Pelkey, second Fisher) to consider the voluntary lot merger application submitted by Mr. Larson for Tax Map R06, Lot 190 and R06, Lot 191 passed unanimously.

Chairman Kestner read Ms. Heon's memo which stated when the original subdivision for Lancelot Shores was recorded in 1965 there were 3 separate well lots which were intended to service the entire development. At the time there were no year round homes and just seasonal camps. In 1970 the developer Great Northern Land Corp. deeded the wells, beaches, roads and water lines to the Lancelot Shores Improvement Association. The Association has since deeded 2 of the wells to the owners of the abutting properties that are utilizing the wells for their homes. Because the lots were separate on the original subdivision plan they existed on the tax map as separate tiny parcels. When Mr. Larson purchased the property at 176 Camelot Shore Drive his deed included descriptions of both lots as did his mortgage deed. This merger application is just a housekeeping measure which will simplify things in the future by eliminating the separate well lot and merging it into the property lot. It needs to be recorded with the Strafford County Registry of Deeds which is why the merger application has come to the Planning Board she said.

Mr. King said combining the lots will probably reduce the property's assessed value by about 15% because the property owner is currently paying taxes for the well lot as a separate lot. He said the owner will probably save about \$500 a year by combining the lots into 1 parcel.

Chairman Kestner then asked if the members had any objections to the application.

Motion: (Henry, second Laferte) to approve the voluntary lot merger application passed 7-0.

Correspondence:

Town Planner Dan DeSantis was not in attendance at the meeting.

There was no correspondence before the board.

Any Other Business before the Board:

PLAN NH Steering Committee- Mr. Fisher reminded residents there is a committee meeting on Wednesday, March 28 at the Municipal Office Building at 6 p.m. Discussion will include the grant received by the Town from PLAN NH to study the redevelopment of the former Fire Station lots and the downtown area. The public is invited to attend and give their input to the committee he said.

Welcome New Members- Chairman Kestner welcomed new Selectman TJ Place as the Selectmen's Representative to the board and welcomed back former member Charlie King who

was appointed to the board to fill the seat vacated by Mrs. Arcouette.

Reorganization of the Board- Mr. Laferte asked about the election of board officers.

Chairman Kestner said the election of board officers takes place at the first board meeting in April as per the board's by-laws.

Member Reappointments- Mr. Kestner and Mr. Pelkey said their terms will expire soon and submitted their reappointment applications with a request that they be forwarded to the Selectmen for approval.

Adjournment:

Motion: (Laferte, second Fisher) to adjourn the meeting passed unanimously at 6:21 p.m.

Respectively submitted

Kathleen Magoon

Recording Secretary

A handwritten signature in cursive script, appearing to read "D. Kestner", is written over a horizontal line.

David Kestner, Chairman