

Town of Farmington
Planning Board Workshop Meeting Minutes
Tuesday, October 1, 2019

Board Members Present: Chairman Charlie King, Vice Chairman Rick Pelkey, Secretary Bill Fisher, Selectmen's Rep. TJ Place, Bruce Bridges, Stephen Henry, and Felicia McCowan

BUSINESS BEFORE THE BOARD:

Call to Order:

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

Pledge of Allegiance:

All present stood for the Pledge of Allegiance.

Review of Minutes:

September 17, 2019 – No errors or omissions

Motion: (Place, second Fisher) to accept the minutes as written passed 6-0-1 (Henry abstained).

Master Plan Update Memo: Chairman King read aloud the 10/01/19 memo from Land Use Assistant Sarah Morse and Interim Planner Kyle Pimental which stated that the deadline to submit survey responses was Sept. 30 but it has been decided to keep the online survey site open through mid-Oct.(Oct. 15). The Town's consultants (ADG) have begun their analysis and would like to present the preliminary results to the board at their Oct. 15 meeting and also plan to meet with the Selectmen. To date approx. 600 responses have been received he said.

Any Other business before the Board:

a). Cox Application Update- The Planning Dept. staff memo states that the Planner spoke with Tom Cox regarding his storm water management plan and learned that Mr. Cox has not decided whether to use the original design plans or to bring revised plans back to the board.

Mr. King said this issue is regarding one of the conditions of approval for the site plan and that the applicant is working through it with the staff. They may or may not come back before us to consider accepting an amendment to the plan he said.

b).Changes to the Zoning Ordinance/Regulations- Mr. King said that typically if any changes are to be made, the proposed changes must be ready for Public Hearing in Dec. /Jan. and suggested that the board think about the things they think should be changed or clarified. He said there probably will be staff minutes from the Planner with suggestions for items that need clarification.

Mr. King said he spoke with Mr. Pimental that day about the accessory dwelling regulations and he said that some small changes are needed to become compliant with the new state law and that he will make some recommendations for potential changes to improve the process. He said in a previous discussion Mr. Fisher raised the subject of whether to allow residential

units on the first floor of buildings in the Village Center. The interpretation of this has flip-flopped back and forth and we might want to consider clarifying it to whatever the board thinks should go before the voters he said.

Mr. King said they can make changes to the subdivision and site plan regulations just through Public Hearings at any time of the year. We would want to address any zoning ordinance changes first to make sure that we get them resolved in time to meet the deadlines for Public Notices and Public Hearings (to go before the voters in March) he said.

He asked the members to think about what issues they would like to discuss and that he planned to return to this discussion as part of the November workshop meeting agenda.

Mr. Bridges said he asked for the book with all of the Town's codes and that all of the members would receive a copy so they could go through it and to see what might need to be changed.

Mr. Fisher said he spoke with Ms. Morse and she expects to have it ready in about 1-2 weeks.

Mr. King said he would ask Mr. Pimental to provide a staff memo pointing to the areas they think the board should consider revising, updating or clarifying. That may spur some additional thoughts from the board and then they would go through the Public Hearing process, get input from the voters and then decide to revise it, withdraw it or go forward with it he said.

He added that he hoped that other staff members would contribute to the memo such as the Building Inspector who may know of some issues that could be clarified.

Mr. Pelkey said another topic to discuss would be allowing someone to put up a garage on their abutting piece of property.

Mr. King said at times this has been allowed depending on the interpretation of the ordinance but he did not believe there were any changes made to this part of the ordinances in the past.

He said that previously before he was a board member he got a building permit to put a garage on his abutting parcel but under closer review of the ordinance that was not allowed.

Mr. Bridges noted it is not allowed without a primary use building on the property.

Mr. King advised the members to think about the negative situations where they would not want to allow those types of structures as well as the positive aspects of allowing it.

Mr. Bridges suggested the community may want to bring forth their ideas to the board.

Mr. Pelkey suggested that at their next meeting they throw out some ideas for discussion at the following meeting which would give the members the opportunity to go back and research it and think about it and then be prepared to discuss it at the following meeting.

Mr. King said they could ask the staff to help them draft the proposals. He gave an example of asking Mr. Pimental to look at what other communities do with regard to accessory dwellings and provide the board with some examples and the pro's and con's of those examples so the board is not having to wordsmith the entire document as they are not planning professionals. It's our job to make sure that the intent and the goals are met and to put out a well thought out proposal for the voters to consider he said.

Mr. Pelkey said they attempted to make some changes last year and found themselves up

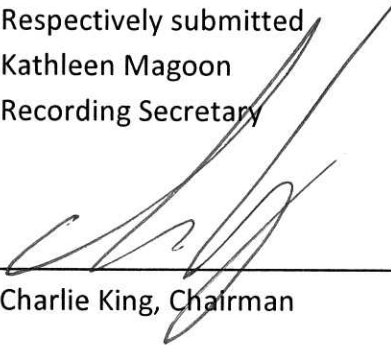
against the deadline without resolving some issues.

Mr. King said that sometimes when they are trying to resolve something they find that it is too deep to resolve in the time allowed and that is why he is asking them to start the process a little earlier this year.

Adjournment:

Motion: (Fisher, second Bridges) to adjourn the meeting passed unanimously at 6:12 p.m.

Respectively submitted
Kathleen Magoon
Recording Secretary



Charlie King, Chairman

