



A Bicentennial Community  
1798 - 1998

# Town of Farmington

## Planning and Community Development

356 Main Street  
Farmington, NH 03835  
Phone: (603) 755-2774

**PLANNING BOARD MEETING**  
**Tuesday – January 5, 2021**  
**356 Main Street - Farmington, NH**

### AGENDA – 6:00 PM

#### BUSINESS BEFORE THE BOARD:

- Pledge of Allegiance
- Any other business before the Board

### PUBLIC HEARINGS – 6:30 PM

#### NEW CASES:

**Public hearing for consideration and possible vote on proposed zoning amendments:** A summary of the four (4) proposed zoning amendments is provided below; the full text of all the proposed amendments is posted for public inspection on Farmington's Planning Board webpage and on file in the Planning Department at the Town Office.

**Amendment 1:** To revise Section 1.00 to clarify when site plan review is required, make clear when the Technical Review Committee gets involved in the planning process and list the types of development that the Committee will review as part of site plan review, and to permit Planning and Community Development staff to approve, in certain conditions, some changes or expansions in use that do not require site plan review.

**Amendment 2:** To revise Section 1.00 to clarify the roles of the Director of Planning and Community Development and the Code Enforcement Officer and how their decisions may be appealed.

**Amendment 3:** To amend Section 2.00 (Base Zoning Districts) by revising the codes used in the permitted Land Use Table, clarifying the conditions required for a Special Exception, permitting accessory uses in all districts so long as that accessory use is permitted in the district where it is located, and removing the minimum lot area per dwelling unit requirement in the AR district.

**Amendment 4:** To revise Section 3.23 (Storage Units) to clarify the difference between and the requirements for temporary and permanent storage units, to add detail to the definition of a storage container and to clarify the restrictions on them, to provide that temporary storage units existing on site prior to the date of adoption of this amendment will be considered permanent storage units that do

*The Planning Board reserve the right to modify the Agenda and per RSA 91-A: 3 II to enter into Non-Public Session as needed.*



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not need a permit but must comply with standards for permanent storage units, to permit one renewal of a temporary permit and then require either removal of the unit or a minor building permit and reclassification as permanent, and to set forth location, fencing, maintenance and setback requirements for permanent storage unit.

**Public hearing for consideration and possible vote on amended site plan for Joseph and Janet Gray, Tax Map R-18, Lot 5:** The applicant is requesting an amendment of their approved site plan application for property located at 36 Brown Road of a proposed commercial organic farm by extending the period in which the applicant must demonstrate active and substantial development or building on the site.

**Public hearing for consideration and possible vote on proposed voluntary merger application:** The Planning and Community Development Department has put forth proposed revisions to the Town's voluntary merger application that would authorize staff to provide a service to the residents of Farmington who wish to legally merge their adjoining properties.

**Charlie King, Chairman**  
**Farmington Planning Board**