

**Town of Farmington  
Technical Review Committee  
Departmental Review Form**

(To be attached to each Subdivision or Site Plan Review Application)

Department: **Planning Department**

Subdivision \_\_\_ Site Plan

Applicant: **The Kodiak Group**

Licensed Professional: **Norway Plains Associations, Inc.  
Isaak Design, PLLC Architecture and Urban Design**

Project Address: **421 Main Street**

**Map: U06 Lot: 19**

Plan Identification and Date: Site Plan Application for The Kodiak Group, April 2022.

This Department has reviewed the above referenced application: Director of Planning

No problems or concerns were identified:

Problems and/or concerns have been identified (see below):  
(attach additional pages if necessary)

Comments:

**Plat Plan**

- General comments that will need to be addressed:
  - Proposed parking layout (snow storage and solid waste facilities)
  - Amount of impervious coverage and the need for some landscaping
  - Safety issue with access to residential units (units 1-4) from on-site parking area (sidewalk improvements may be needed)
  
- Existing Conditions Plan (Sheet 1 of 3)
  - Section 18 – Existing Conditions
    - A. Add tax map and lot, names, and addresses of abutters
    - B. Ensure final plan set has stamp and signature of the LLS
    - I. Add locations of existing water and sewer connections
    - L. More information is needed about the rights in the area along Acorn Street for continued maintenance and sidewalk
  
- Proposed Conditions Plan (Sheet 2 of 7)
  - Section 18 – Proposed Conditions
    - C. The proposal states that the exterior of the building is being re-done. As a result, we would like more information and possibly artistic rendering of the proposed updates to ensure the historical appearance of the building is preserved (Section 33).

- G. Identify off-street loading zone areas (Section 23)
  - H. Add locations of existing water and sewer connections
  - I. Are there any ways to incorporate any landscaping into the plan? (Section 27)
  - J. Add one additional lighting location at the entryway on retail building “B” at the stairs leading up to the residential units (Section 26)
  - L. Add location of solid waste facility with screening (Section 32)
  - M. Concern with proposed snow storage. It appears too close to the abutting property lines (Section 24).
- Section 20 – Driveways/Vehicular and Pedestrian Access
  - Would like to explore the option of extending the sidewalk from Main Street down Acorn to the parking area.
- Section 21 – Parking
  - Fitting nine spaces for the residential units all on-site appears to be too tight. This parking configuration doesn’t leave enough space for the solid waste facilities and snow storage.
  - There are other off-site options or lease agreements with the Town to explore
  - Will there be signs that say tenant parking only?
  - Include handicap space with 5’ access aisle
- Section 23 – Loading
  - Identify off-street loading zone areas.
- Section 24 – Snow Removal
  - Proposed snow storage is too close to abutting property lines. Reconfiguring the parking layout may help address this issue. The applicant can offer that all snow will be removed from the site.
- Section 26 – Lighting
  - Add one additional lighting location at the entryway on retail building “B” at the stairs leading up to the residential units
  - Add a note to Sheet 3 that states lighting fixtures shall not be mounted higher than 30 feet.
- Section 29 – Landscaping
  - Regarding the amount of greenspace that is required (25%), the property is already non-conforming. Would like to explore options on any potential landscaping that can be done to help address this issue.
- Section 32 – Solid Waste Recycling and Disposal
  - All sites shall provide solid waste facilities for both recycling and disposal. All such facilities shall be screened from sight. Reconfiguring the parking layout may help address this issue.
- Section 33 – Historic Sites and Structure
  - Provide more information of the proposed updates to ensure the historical appearance of the building is preserved

- Depending on the scope of enhancements, artistic renderings may be required
- Would like to see the “Hussey Block” sign preserved or made more pronounced during exterior renovations
- Section 34 – Water Supply
  - The applicant will need to make an appointment with the Water and Sewer Department to determine any proper requirements and procedures.
- 34 – Sewage Disposal
  - The applicant will need to make an appointment with the Water and Sewer Department to determine any proper requirements and procedures.

Reviewed by: Kyle Pimental, Director of Planning

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Signature

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Date