



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 – December 18, 2018** **356 Main Street - Farmington, NH**

AGENDA - 6:00 pm

BUSINESS BEFORE THE BOARD:

- **Pledge of Allegiance**
- **Review and Approval of Special Meeting Minutes of November 27, 2018**
- **Correspondence**
- **Any other business before the Board**

PUBLIC HEARINGS– 6:30 PM

CONTINUED CASES:

Application for Minor Subdivision by: Doris Bernadette Labbe (Steven Luger, Agent) to subdivide 15.38 acre lot into four lots, one with existing house, Lot 2-1 1.904 acres; Lot 2-2 1.329 acres; Lot 2-3 10.651 acres and Lot 2-4 1.495 acres.. Property located at 139 Governors Road, Map R16, Lot 002-0001; Rural Residential zone.

NEW CASES:

Application for Minor Subdivision by: Blue Planet Funding (Tax Map R19, Lot 12 NH Custodial Trust, Owner); for property located at Cocheco Road. The applicant proposes to subdivide the existing 26.5 acre parcel into 2 lots. Proposed Lot 12 to be 10.85 acres; Lot 12-1 to be 15.67 acres. The parcel is located in the Rural Residential (RR) District.

Application for Major Site Plan Review by: Blue Planet Funding (Tax Map R19, Lot 12 NH Custodial Trust, Owner); for property located at Cocheco Road. The applicant proposes to construct a 2 MW photovoltaic solar panel array. The parcel is located in the Rural Residential (RR) District.

Application for Minor Subdivision by: Blue Planet Funding (Tax Map R19, Lot 13 Town of Farmington, Owner); for property located at 37 Cocheco Road. The applicant proposes to subdivide the existing 33 acre parcel into 2 lots. Proposed Lot 13 to be 16.05 acres; Lot 13-1 to be 16.95 acres. The parcel is located in the Rural Residential (RR) District.

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Tuesday – November 20, 2018
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PUBLIC HEARINGS– 6:30 PM (CONT.)

NEW CASES (CONT.)

Application for Major Site Plan Review by: Blue Planet Funding (Tax Map R19, Lot 13 Town of Farmington, Owner); for property located at 37 Coheco Road. The applicant proposes to construct a 2 MW photovoltaic solar panel array. The parcel is located in the Rural Residential (RR) District.

PROPOSED ZONING CHANGES:

Amendment 1

To amend Zoning Ordinance Section 1.14 Definitions. Amendment to definition of “Accessory” includes: modification of the language to change the word “primary” to the word “principal”. Definition to read: “Accessory. A structure or use subordinate and customarily incidental to a principal structure or use on the same lot.”

Amendment 2

To amend Zoning Ordinance Section 1.14 Definitions. Amendment to modify definition of Street Frontage to match the Zoning Ordinance definition of street frontage with the definition of street frontage in the Subdivision Regulations. Definition to read: Street Frontage: The horizontal distance between side lot lines measured along the street line. When a lot is bounded by more than one street, only one shall be deemed the frontage street and that street frontage must provide sufficient frontage as required by the Zoning Ordinance.”

Amendment 3

To amend Zoning Ordinance Section 2.00 Base Zoning Districts to add new Section F “Principal Uses”. Section F to read: “Principal Uses. All lots are allowed only one principal use except as expressly provided otherwise in this Ordinance. Each lot requires a principal use in order to have an accessory use.”

Amendment 4

To amend and rewrite Section 3.01 Relationship of Buildings to Lots. Proposed amendments clarify that only one residence is allowed per lot unless specifically allowed in the Zoning Ordinance; and further clarifies someone cannot obtain a variance to make use of exemption. Amendments also include organization of the section for clarity.

David Kestner, Chairman
Farmington Planning Board