



Town of Farmington
Planning and Community Development Department
356 Main Street
Farmington, NH 03835

FARMINGTON PLANNING BOARD - AGENDA

Meeting Type: Regular Meeting
Meeting Location: Board of Selectmen's Chambers, Municipal Building, 356 Main Street, Farmington, NH
Meeting Date: Wednesday – June 7, 2023
Meeting Time: 6:00PM

1. Pledge of Allegiance
2. Approval of the Prior Minutes
 - May 17 Meeting Minutes
3. Public Comment
4. Old Business
 - A. Review disclaimer to be added to Farmington's land use applications.
5. New Business
 - A. Conceptual Consultation with John Huckins
6. Member Comments
7. Any Other Business Before the Board
8. Adjournment

Rick Pelkey, Chairman
Farmington Planning Board

Minutes to be inserted here.

Memo

To: Farmington Planning Board
From: Kyle Pimental, Director of Planning and Community Development
Date: 6/1/2023
Re: June 7, 2023, Planning Board Meeting

Good evening,

Please note the following updates and correspondence from the Town's Planning Department.

1. **Pledge of Allegiance**

2. **Adoption of Minutes**

3. **Public Comment**

Public comment is an opportunity for residents and property owners to speak to land use matters in the Town of Farmington. If residents would like to speak during the public comment portion of the agenda, it is asked that those individuals come up to the microphone and state their name and address for the record. The Planning Board may institute rules on the length in which an individual can speak. If so, the Chair will keep track of time and give participants a warning on when their time is almost finished so they can wrap up their comments.

Please note that any resident that wishes to speak on agenda items that have a public hearing, we ask that they wait until the public hearing portion of the meeting. For those looking to speak to something that is NOT on tonight's agenda, the public comment period is the appropriate time.

4. **Old Business**

A. **Review disclaimer to be added to Farmington's land use applications.**

Farmington's legal counsel recommends that for liability purposes for the Town and our third-party consultants and engineers, the Planning Department revise the Town's land use applications (e.g., Site Plan, Subdivision, Variance, Special Exception, etc.) to include the following disclaimer:

"Any documents and/or communications from the Board's third party consultants, including but not limited to DuBois & King, Inc., are not a representation, upon which the applicant (including its officers, directors, partners, members, agents, employees, representatives, contractors and subcontractors) can rely, that the applicant's project is: fully compliant with State or Federal law; logistically feasible at the site; or devoid of any liability to third parties – including but not limited to abutters."

This amended language has been put forth because of feedback received from the Planning Board and members of the Select Board.

5. **New Business**

A. **Conceptual Consultation with John Huckins**

Mr. Huckins would like to speak to the Board and get their feedback on a proposal to amend a previously approved subdivision, which would include a conservation easement on all lots except for the two with frontage on Chestnut Hill Road.

As a reminder to the Board, RSA 676:4, II(a), (c) clearly defines what can and cannot be discussed during a conceptual consultation with an applicant. We need to be careful that we do not get too far into the weeds. New Hampshire is quite stringent about requiring public notice on projects when discussing specific elements of a development. Below is more information on conceptual consultations.

The conceptual consultation phase provides an opportunity for a property owner or agent to discuss with the planning board, in very general terms, the types of uses that may be suitable for the subject property. Although this discussion must take place at a public meeting of the planning board, notification of abutters and the general public is not required because the discussion is informal and no plans or specific details are presented.

The primary advantage of this consultation is that ideas can be informally discussed with the planning board before time or money is spent on design and engineering details. The owner or agent may outline, in general terms, the type of subdivision or site plan that is anticipated. The planning board may discuss any pertinent information contained in the master plan and the local regulations that must be considered. During the discussion, the board should describe the procedures to be followed for the filing, submission, acceptance and review of a completed subdivision or site plan review application. It is perfectly acceptable for the planning board to limit the time period to discuss a conceptual consultation with the applicant at the meeting.

New Hampshire statutes place great emphasis on the obligation of the planning board to provide notice to the abutters and the public of any substantive discussions on specific development proposals. Neither the applicant nor the planning board may go beyond the general and conceptual limits and begin discussing the design or engineering details of a proposal until the abutters and general public have been notified. Notice must occur either prior to the design review phase of the pre-application review or when a completed application has been filed.

It also encourages an applicant to make full use of the opportunity to identify potential problems early in the process, thereby saving time as well as unnecessary and expensive redesign at a later date.

6. Member Comment

Member comment is an opportunity for Planning Board members to speak on an issue or project. This may also include an update from another board or commission in which they serve.

7. Any Other Business Before the Board

A. Staff Comments

- i. The ZBA met on May 18th and approved a special exception for a proposed 20-megawatt solar farm off Chestnut Hill.
- ii. The Planning Department received a revised site plan for 1172 NH Route 11 (former Farmington Self Storage). This application will be heard at the June 21st meeting.
- iii. The Town's Housing Opportunity Planning Grant application to conduct an assessment along Route 11 for future development opportunities and assist with updating the Town's TIF development and finance plan was selected for funding.
- iv. The Town's EPA Brownfields Grant application to conduct a Phase II assessment on the former fire station lot was selected for funding.

8. Adjournment

Respectively submitted by,
-Kyle Pimental, Director of Planning and Community Development

TOWN OF FARMINGTON, NEW HAMPSHIRE

**Amendment One to Agreement for Consultant Engineering Services
with
DuBois & King, Inc.**

THIS AMENDMENT ONE to the Agreement for Consultant Engineering Services is made this ____ day of _____, 2023, by and between the Town of Farmington (“CLIENT”), with a place of business at 356 Main Street, Farmington, New Hampshire 03835, and DuBois & King, Inc., with a place of business at 208 Union Avenue, Laconia, New Hampshire 03246 (“CONSULTANT”).

- I. The second paragraph of section 11 of the Contract Terms and Conditions shall be stricken and replaced with the following:

The Client’s Land Use Applications (e.g. Site Plan, Subdivision, Variance) shall include the following language: “Any documents and/or communications from the Board’s third party consultants, including but not limited to DuBois & King, Inc., are not a representation, upon which the applicant (including its officers, directors, partners, members, agents, employees, representatives, contractors and subcontractors) can rely, that the applicant’s project is: fully compliant with State or Federal law; logistically feasible at the site; or devoid of any liability to third parties – including but not limited to abutters.”

TOWN OF FARMINGTON

By: _____

Title: _____

Date: _____

DuBOIS & KING, INC.

By: _____

Title: _____

Date: _____

From: [John Huckins](#)
To: [Kyle Pimental](#)
Cc: [Jen Czysz](#)
Subject: Farmington Subdivision
Date: Monday, March 27, 2023 11:38:29 AM
Attachments: [MX-3050N_20230327_093517.pdf](#)

Kyle

This is John Huckins from Barrington, I own lots Map 2 lots 54 -2 thru 19.

I have attached the subdivision plan and a plan of the same land that is being put into a conservation easement with the NRSC.

Part of the agreement with the town was that I built the road or bonded its construction before any permits would be issued.

By doing the conservation easement for all of the lots except for the 2 lots that abut Chestnut Hill Road, the subdivision road is not needed for access.

Can you confirm that the two road front lots can now be built on without building the subdivision road?



Town of Farmington
Planning and Community Development
356 Main Street
Farmington, NH 03835
Phone: (603) 755-2774

A Bicentennial Community
1798 - 1998

Memo

To: Mr. John Huckins
From: Kyle Pimental, Director of Planning and Community Development
Date: 5/17/2023
Re: Morgana Woods Subdivision Plan
Cc: Ron Lemere, Code Enforcement and Health Officer

Dear Mr. Huckins:

This letter, issued by the Planning and Community Development Department, herein serves to provide an official interpretation to your question, dated in an email received on March 27, 2023, regarding residential construction on two lots (Tax Map R2, Lot 54-002 and Tax Map 2, Lot 54-018) abutting Chestnut Hill Road that were previously subdivided as part of a subdivision approval in 2006. Prior to obtaining any building permits for construction on these lots, an amended subdivision plan shall be submitted to the Planning Department for review and consideration by the Planning Board. The amended subdivision plan shall include, but not be limited to, the following:

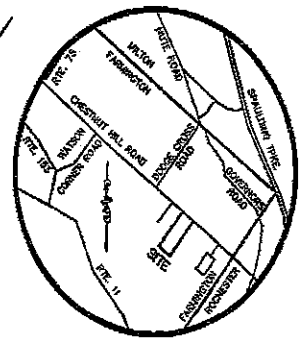
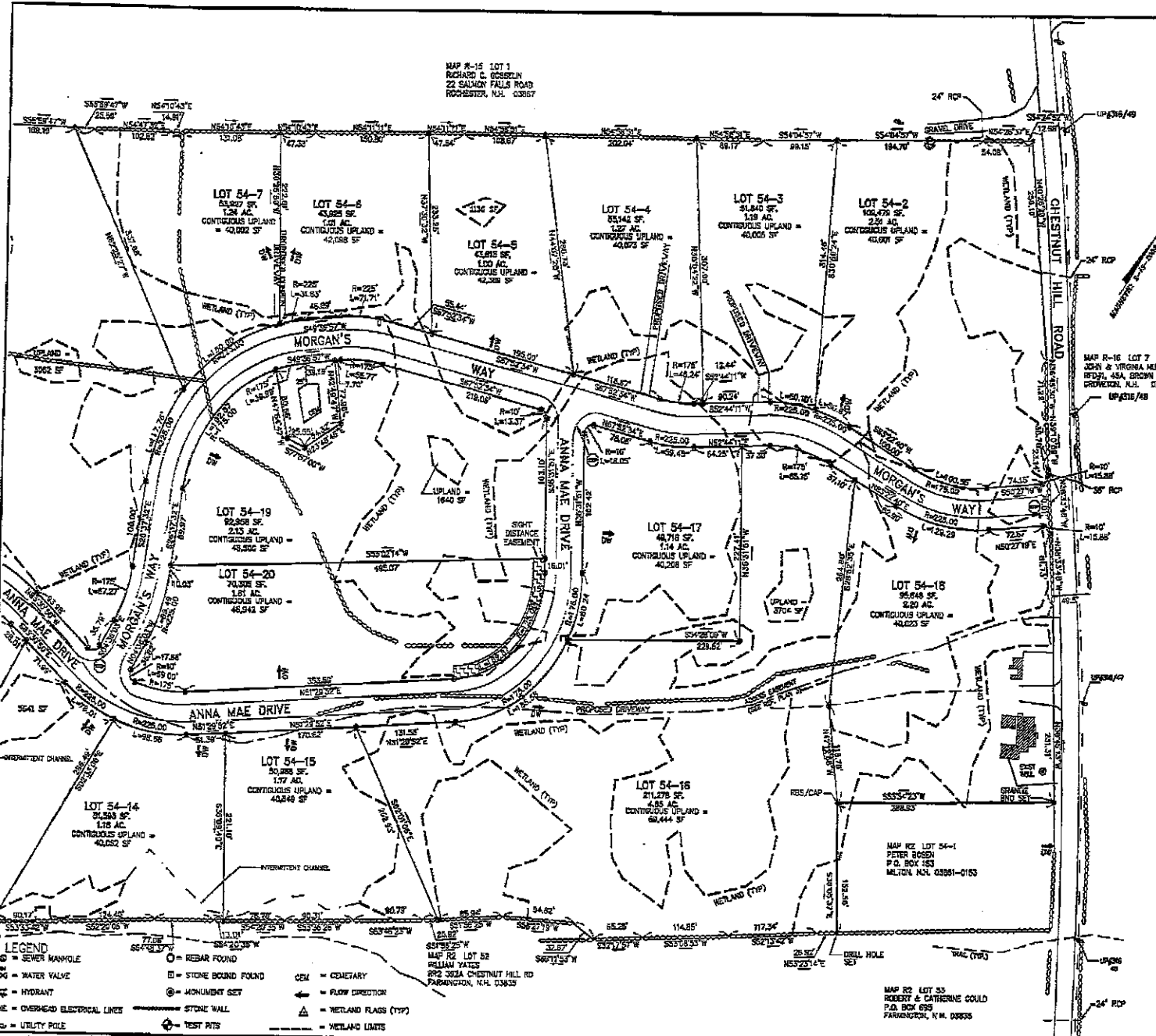
1. The reconfiguration of the lots to:
 - a. Merge the remaining back lots.
 - b. Indicate the driveway entrances are moving from Morgan's Way to Chestnut Hill Road.
 - c. Provide an as-built plan showing:
 - i. The extent of existing road construction.
 - ii. The road design standards that have been met.
 - iii. The segment of the paper road to be discontinued.
2. The conservation easement plan for the remaining lots, as well as a draft easement deed to be reviewed by the Town's legal counsel.
3. A state wetland permit and a local special use permit for direct impacts to wetlands for the driveway(s) crossings.

If you feel that our decision interpreting the Town's land use regulations is incorrect, you may file an appeal of administrative decision within thirty (30) days of this written order.

Sincerely,

Kyle Pimental
Director of Planning and Community Development

MAP R-16 LOT 1
RICHARD C. BOSELIN
22 SALMON FALLS ROAD
ROCHESTER, N.H. 03067



- NOTES:
- OWNER OF RECORD:
JOHN D. & CHERYL HUCKINS
70 HUCKINS LANE
FARMINGTON, N.H. 03025
S.C.R.D. 2563/0655
 - ORIGINAL PARCEL AREA: 42.90 AC.
 - PARCEL IS ZONED: SR-1 SUBURBAN RESIDENTIAL ZONE
MINIMUM LOT SIZE: 1 ACRE = 43,560 SF.
MINIMUM FRONTAGE: 150'
MINIMUM SETBACKS:
FRONT: 25'
SIDE AND REAR: 15'
MAX HEIGHT: 35'
 - JURISDICTIONAL WETLANDS IDENTIFIED AND DELINEATED IN NOVEMBER 2005 BY WARD JACOBS, PH.D. CERTIFIED WETLAND SCIENTIST AND ACCORDING TO THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL - TECHNICAL REPORT Y-87-1 OR BY PHOTO AND VISUAL FIELD IDENTIFICATION OF WETLANDS ACCORDING TO THE FIELD INDICATORS FOR IDENTIFYING WETLANDS IN NEW ENGLAND - VERSION II, WHEREVER THE DELINEATION BY EITHER METHODOLOGY RESULTED IN LOWER DIFFERENCES, THE MORE RESTRICTIVE FINDING WAS APPLIED. ORIGINALS OF THIS SITE PLAN THAT HAVE BEEN REVIEWED BY THE SURVEYOR ARE STAMPED IN GREEN INK.
 - THE BOUNDARY SURVEY MAXIMUM ERROR OF CLOSURE IS 1:140,000.
 - LOT 54-1 STATE SUBDIVISION APPROVAL #SR200504498; LOTS 54-2 THRU 54-9 & 54-11 WARD 54-19 STATE SUBDIVISION APPROVAL #SR200506085.

- REFERENCE PLANS:
- "SUBDIVISION PLAN FOR JOHN AND CHERYL HUCKINS, TAX MAP R-2, LOT 54, CHESTNUT HILL RD., FARMINGTON, N.H." BY CROWN POINT SURVEY & ENGINEERING, I.L.C. DATE: AUGUST 17, 2005. REVISED 10-06-05, RECORDED: S.C.R.D. PLAN #73-50.
 - "SUBDIVISION PLAN FOR FRED & ALBERTA YATES, FARMINGTON, N.H. MAP R-2 LOT 52" BY ERNEST E. VERRITT, I.L.S. NO. 474. DATE: 14 FEB. 1988. RECORDED S.C.R.D. PLAN #374-70.
 - "DAN HILL ASSOC. - CARDINAL REVISION OF PLAN OF PROPOSED RIGHT OF WAY THROUGH LAND OF SAUL BERGMAN & CAROLINE TO LAND OF DAN HILL ASSOCIATES, CROSS ROAD, FARMINGTON, N.H." BY RICHARD P. TOWLE, I.L.S. NO. 268. SCALE: 1"=100'. DATE: JULY, 1980. RECORDED S.C.R.D. PLAN #21-70.

THE SUBDIVISION REGULATIONS OF THE TOWN OF FARMINGTON, N.H. ARE A PART OF THIS PLAN AND A PORTION OF THIS PLAN IS CONSIDERED TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS, EXCEPTING ONLY ANY VARIANCES OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

APPROVED BY THE FARMINGTON PLANNING BOARD
ON DATE: *8/23/06*
CHAIRMAN: *Chris A. Jacobs*

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE STANDARDS FOR AN URBAN CLASSIFICATION FOR A STANDARD PROPERTY SURVEY / SUBDIVISION PURSUANT TO THE N.H. CODE OF ADMINISTRATIVE RULES - BOARD OF LICENSES FOR LAND SURVEYORS. THE SURVEY HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) ON ALL PROPERTY LINES SHOWN.
Chris A. Jacobs 8-23-06
CHRIS A. JACOBS I.L.S. # 786 DATE

MORGANA WOODS SUBDIVISION PLAN
FOR
JOHN AND CHERYL HUCKINS
TAX MAP R-2, LOT 54
CHESTNUT HILL ROAD
FARMINGTON, N.H.

4	8-22-06	REMOVE NOTE 6	HEM
3	7-27-06	MAP CHANGES	DCM
2	1-31-05	DRIVES, CULVERTS, RD GRADING, SET PERMITS, FENCE	DCM
1	1-31-05	NEW SOILS LEGENDS, NOTES	DCM

FILE NO: EAZ310 DATE: JANUARY 15, 2005 PLAN NO: 031035A
SHEET NO: 02-158 DRAWN BY: C. DUDLEY SCALE: 1" = 60' SHEET 1 OF 2

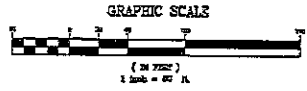
FILE: V:\PROJECTS_02-100_HUCKINS_060_HUCKINS_BOUNDARY_3-1-06.DWG

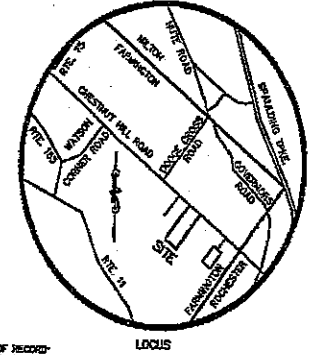
- LEGEND**
- = SEWER MANHOLE
 - = WATER VALVE
 - = HYDRANT
 - = OVERHEAD ELECTRICAL LINES
 - = UTILITY POLE
 - = REBAR FOUND
 - = STONE BOUND FOUND
 - = MONUMENT SET
 - = STONE WALL
 - = TEST PITS
 - = COSETARY
 - = FLOW DIRECTION
 - = WETLAND FLAGS (TYP)
 - = WETLAND LIMITS



Crown Point
Survey & Engineering, LLC
Civil Engineers and Land Surveyors

P.O. BOX 637
MILTON, NH
603-652-4849





NOTES:

- OWNER OF RECORD:
JOHN D. & CHERYL HUCKINS
70 HUCKINS LANE
BARRINGTON, N.H. 03825
S.C.R.D. 2580/0656
- ORIGINAL PARCEL AREA: 46.90 AC.
- PARCEL IS ZONED: SR-1 SUBURBAN RESIDENTIAL ZONE
MINIMUM LOT SIZE: 1 ACRE = 43,560 SF.
MINIMUM FRONTAGE: 150'
MINIMUM SETBACKS:
FRONT: 25'
SIDE AND REAR: 15'
MAX HEIGHT: 35'
- JURISDICTIONAL WETLANDS IDENTIFIED AND DELINEATED IN NOVEMBER 2003 BY MARC JACOBS, PH.D. CERTIFIED WETLAND SCIENTIST #200 ACCORDING TO THE 1987 CORPS OF ENGINEERS WETLAND Delineation MANUAL - TECHNICAL REPORT Y-87-4 OR BY POORLY AND VERY POORLY DRAINED HYDRIC SOILS - TECHNICAL REPORT Y-87-4 INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND - VERSION 3. HOWEVER, THE DELINEATION BY OTHER MEANS/TOOLS RESULTED IN MINOR DIFFERENCES. THE MORE RESTRICTIVE STANDARD WAS APPLIED. JOURNALS OF THIS SITE PLAN THAT HAVE BEEN REVIEWED BY THE SCIENTIST ARE STAMPED IN GREEN INK.
- THE SURVEY MAXIMUM ERROR OF CLOSURE IS 1/10,000.
- LOT 54-1 STATE SUBDIVISION APPROVAL #S4200000456

REFERENCE PLANS:

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- "SUBDIVISION PLAN FOR FRED & ALENA YATES, FARMINGTON, N.H., MAP R-2 LOT 52," BY ERNEST E. YENOTTE, L.L.S. NO. 474, DATED: 14 FEB. 1989, RECORDED: S.C.R.D. PLAN #04-75
- "D&H HILL ASSOC. - CARDINAL REVISION OF PLAN OF PROPOSED RIGHT OF WAY THROUGH LAND OF S&L, BORDMAN & CARDINAL TO LAND OF OAK HILL ASSOCIATES, CROSS ROAD, FARMINGTON, N.H." BY RICHARD P. SCALE, L.L.S. NO. 228, SCALE: 1"=100', DATED: JULY, 1980, RECORDED: S.C.R.D. PLAN #2-70.

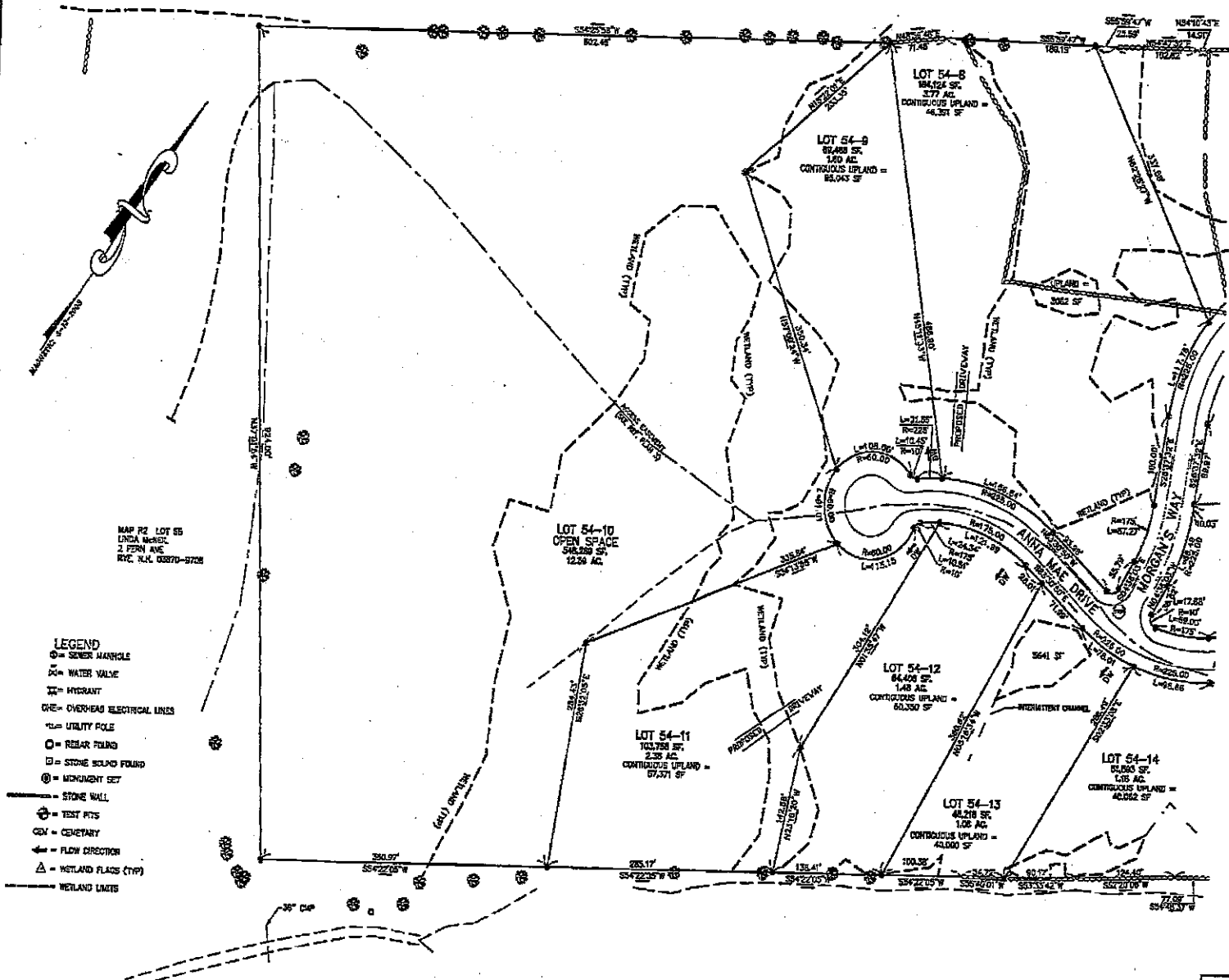
THE SUBDIVISION REGULATIONS OF THE TOWN OF FARMINGTON, N.H. ARE A PART OF THIS PLAN AND APPROVAL OF THIS PLAN IS CONTINGENT ON COMPLETION OF ALL THE REQUIREMENTS OF SAID SUBDIVISION REGULATIONS EXCEPTING ONLY ANY VARIANCE OR MODIFICATIONS MADE IN WRITING BY THE PLANNING BOARD AND ATTACHED HERETO.

APPROVED BY THE PLANNING BOARD:

ON DATE: 8/12/03
CHAIRMAN: [Signature]

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND FOR THE STANDARDS FOR AN URBAN CLASSIFICATION FOR A STANDARD PROPERTY SURVEY / SUBDIVISION PLANNING TO THE MAX CODE OF ADMINISTRATIVE RULES - BOARD OF LICENSURE FOR LAND SURVEYORS. THE SURVEY HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1/10,000) ON ALL PROPERTY LINES SHOWN.
Chris A. Jacobs
CHRIS A. JACOBS L.L.S. # 785
8-23-06
DATE



- LEGEND
- = SEWER MANHOLE
 - ⊕ = WATER VALVE
 - ⊞ = HYDRANT
 - = OVERHEAD ELECTRICAL LINES
 - ⊙ = UTILITY POLE
 - = REBAR FOUND
 - = STONE FOUND
 - ⊙ = MOUNDING SET
 - = STONE WALL
 - ⊕ = TEST PITS
 - ⊞ = CEMETARY
 - = FLOW DIRECTION
 - △ = WETLAND FLATS (TP)
 - = WETLAND LIMITS



Crown Point
Survey & Engineering, LLC
Civil Engineers and Land Surveyors

P.O. BOX 637
MILTON, NH
603-652-4849



NO.	DATE	DESCRIPTION	BY
4	8-22-06	REMOVE NOTE 6	JDH
3	7-21-06	MAP CHECK	DSM
2	1-31-05	IMPROVE CULVERTS, RD GRADING, ALL FENCE PILING	DSM
1	1-31-05	SUB. SITES, LEGENDS, NOTES	DSM

MORGANA WOODS SUBDIVISION PLAN
FOR
JOHN AND CHERYL HUCKINS
TAX MAP R-2, LOT 54
CHESTNUT HILL ROAD
FARMINGTON, N.H.

FILE NO. PARCELS DATE: 1 JANUARY 12, 2005 PLAN NO. 020963
JOB NO. 02-158 DRAWN BY: DAVID SCALE: 1" = 60' SHEET 2 OF 2

Town of Farmington

Housing Opportunity Planning Grant Application

Cover Page

Application Submitted by:

Town of Farmington, NH
356 Main St, Farmington, NH 03835

Project Contact:

Kyle Pimental
Town of Farmington
Director of Planning and Community
Development
c/o SRPC
150 Wakefield St., STE 12
Rochester, NH 03867
kpimental@strafford.org

Master Plan Dates and Sections that this Project Supports:

Master Plan (2021)

1. Land Use: Encourage **development** and redevelopment **in areas that support smart growth principles** with minimal impact on the natural environment, while protecting natural and cultural resources, agricultural lands, and utilizing the Town's existing infrastructure.
2. Land Use: Encourage cluster **residential and mixed-use development** with adequate infrastructure that incorporates best management practices, including enhanced open spaces and access opportunities as permitted by private landowners and the Town.
3. Land Use: Encourage well-designed and visually **attractive mixed-use**, commercial, and industrial **development along Route 11** that minimizes traffic impacts.
4. Housing: **Encourage diversified residential development** that creates **housing options for all** generations, income levels and household types, including housing to support existing and future local employment opportunities and age-friendly options that support aging-in-place.
5. Housing: Guide **new residential development** to those areas **most suitable for housing** including the Village Center and adjacent residential zones.

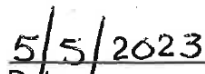
Application Phase: 2 Audit and 3 Regulatory Change

Grant Amount Requested: \$135,740

Unique Identity Identifier: ZAJVC1M8WCY5

Signed and Submitted by:


Ken Dickie, Town Administrator


Date

Application Narrative:

The Town of Farmington is in Strafford County, New Hampshire and is situated between the New Hampshire Seacoast and the Lakes Region along NH Route 11. The Town's main transportation corridor, Route 11 provides an important link between the two regions. Farmington has a village center, surrounding residential properties, and outlying lower density residential areas. The Farmington Housing Navigator will be working on housing specific to the Downtown core. This project will take a closer look at housing specific to the Route 11 corridor.

The Town has several low-density residential uses with agricultural areas, open spaces, forests, and undeveloped areas. Almost all the area south and west of the Route 11 corridor is undeveloped land. Route 11 is the major transportation route through Farmington and has several zoning designations that focus on commercial and industrial businesses. The existing current land uses of the area are retail services, restaurants, and various industrial sites.

The overall vision of the community is to see more mixed-use development in appropriate areas of the community as identified in the Master Plan. Throughout this project key stakeholders will work together on project objectives. These stakeholders include municipal staff, boards, Planning Director, and the Strafford Regional Planning Commission. The Planning Director will provide technical support throughout the project.

Housing Challenge and Project Goals

Challenges:

Due to the current housing crisis, many individuals are left without safe, affordable, and accessible housing. Development pressures continue to rise as **housing demand continues to outpace supply**. Farmington has the lowest median household income in the SRPC (Strafford Regional Planning Commission) region at \$63,676 as of 2020, with 26.42 percent of residents defined as being low-income. As seen with the lack of supply, households that can afford more for housing have settled for lower costing homes in order to find any place to stay. Making it more **difficult for those on a smaller budget to find affordable housing** that will accommodate their needs.

The **costs to build are also increasing** as materials are harder to ship and buy. The economy has been negatively impacted, particularly small businesses. The Town currently has **many undeveloped land areas, open spaces, and the Route 11 corridor that is not being utilized to its full potential**. Which could enable more businesses, housing, and development along the corridor. The Town is **struggling with engaging volunteers** on the TIF (Tax Increment Financing) Subcommittee – which plays a key role in future land use changes and proposed developments. Therefore, a consultant to assist with the TIF plan will be essential to the development of the Town.

Goals:

- To provide a clearer picture of the Route 11 corridor and surrounding land to **enable the development of land** in accordance with the Town's needs.
- Perform a regulatory audit, make regulatory recommendations for change, and ensure the **Town's housing goals are being met**.

- Complete a GIS/mapping analysis of the area.
- The consultant(s) will **engage and educate** the community on the viability and vitality of the land in and around the Route 11 corridor to **increase the supply of housing**.
- Create a Tax Incrementing Financing plan for the area to analyze the costs to extend sewers which will **enable more housing along Route 11**.
- The successful **collaboration** of key stakeholders to complete the project goals and scope.

Outcomes and Deliverables

Outcomes:

The consultant(s) will conduct a comprehensive audit, identify barriers, and **make recommendations for any necessary regulatory changes**. Along with the audit they will conduct a land use needs assessment which will include, a GIS (Geographic Information Systems) analysis of the corridor and adjacent parcels, identify opportunities for natural resource and/or recreation connections, identify access management and other transportation considerations, **infrastructure**, zoning districts and other regulatory considerations. The development of an existing conditions report will include a **visual representation** of this entire corridor from the GIS analysis. This report will include an overview of the potential outcomes of **different housing typologies appropriate for the Farmington area**.

Due to the audit and corridor analysis, the Town will gain a **better understanding and realistic view of the potential for the undeveloped areas** within this corridor. Along with a Tax Increment Financing Plan, to determine the costs of extending sewers along Route 11. Which will **enable more housing** along the corridor and room for mixed-use development.

Deliverables:

- Documentation of community engagement efforts and public engagement comments.
- A community engagement plan to build upon the principles outlined in the application and utilizing best practices.
- GIS Analysis to identify the most suitable areas for residential, commercial, industrial, and mixed-use development activity.
- Regulatory Audit Report to highlight key areas suitable for building, the most feasible areas for an increased housing supply, the types of development envisioned by the town, and priority recommended regulatory changes.
- Final drafts of the Corridor Concept, Land Use Regulations and/or Zoning Ordinances, presented at a public hearing in consideration of adoption.
- Briefing Reports on the proposed regulatory changes that present the changes in a manner that is easy to understand.
- Updated TIF District Plan.

Project Timeline, Scope of Work and Budget

Timeline:

Task	2023						2024					
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Phase II: Regulatory Audit												
1. Community Engagement												
Housing Academy Review												
Survey		★										
Web, Newsletter, Social Med.												
Stakeholder Engagement												
Planning Board Workshops												
Community Forum			★									
2. Corridor Analysis												
Data Analysis		★										
Market Understanding			★									
Custom Mapping			★									
3. Regulatory Audit												
4. Board Meetings												
	★	★	★	★	★							
Phase III: Regulatory Change												
5. Community Engagement												
Web, Newsletter, Social Med.												
Stakeholder Engagement												
Planning Board Workshops												
6. Regulatory Development												
Corridor Concept						★						
Updated Ordinances & Regs											★	
Public Hearings												★
7. Briefing Reports												
8. TIF Plan Update												
9. Phase III Meetings												
							★	★	★	★	★	

★ Meeting or final deliverable due

Scope of Work:

Tasks 1-4 represent tasks to be completed as part of the Phase II grant scope of work to perform an audit of the Rout 11 corridor. Tasks 5-9 represent the Phase III tasks to perform regulatory updates.

Task 1. Phase II Community Engagement

Task Lead: SRPC, Consultant

SRPC, in conjunction with the consultant, will work with Town staff, Planning Director, and board members to design and implement the community engagement plan. For more details, please refer to the Community Engagement Plan.

- *Reviewing Housing Academy:* Looking at Housing Academy resources and materials to assist with engagement planning.
- *Media Engagement:* Utilizing online platforms to engage with the community town website, online newsletter, and social media.
- *Stakeholder Engagement:* Throughout the project, conduct focus group and small conversations with key stakeholders along with workshops and public forums.

Partner Roles:

- **Municipal Boards/Planning Director:** Act as a facilitator between the consultant and the community. Encourage public input into the project, and organize meetings as needed.
- **Municipal Staff:** Provide insight into the development of the community engagement plan and provide logistical support.
- **Housing Navigator:** Provide insight into the Housing Academy and offer any support to assist with engagement efforts.

Task 2. Corridor Analysis

Task Lead: Consultant

Compile, research and analyze quantitative, qualitative, and geospatial data to determine the best possible configuration and development potential of the Route 11 Corridor. Work with a team of professionals specializing in economic development and housing development, design, and development expertise. A land use analysis should be an early component completed simultaneously with the audit task. This will include GIS analysis to understand where development exists, areas that are constrained or not as easily accessible, opportunities for natural resource and/or recreation connections, access management and other transportation considerations, infrastructure, zoning districts and other regulatory areas, etc. This information will be used to identify opportunities and challenges along with the Regulatory Audit.

- *Data Analysis:* Using the Regional Housing Needs Assessment (RHNA), update data tables to include housing demand, supply characteristic.
- *Market Understanding:* Look at the potential for housing and economic activity within the corridor and identify some case studies that provide relevant examples for the community.
- *Custom Mapping:* Using GIS products, prepare custom maps that highlight the geospatial data of the Route 11 Corridor, surrounding areas and open spaces. To identify the most suitable areas for residential, commercial, industrial, and mixed-use development activity.

Partner Roles:

- **Town Staff/ Planning Director:** Provide day to day guidance and oversight of the consultant(s). Assist with the compilation of in-house data or information that is needed.

Task 3. Regulatory Audit

Task Lead: Consultant

The consultant will work with the Town of Farmington to complete an audit of the local land use regulatory framework (Zoning Ordinance, Site Plan Review Regulations, and Subdivision Regulations) with a focus on the Route 11 corridor. The existing ordinances and regulations will be reviewed against the Master Plan and the Task 2 Corridor Analysis, with an emphasis on connections between housing opportunities and economic development, as one cannot succeed without the other. The regulatory audit will look to identify opportunities for residential, commercial, industrial, and mixed-use development opportunities along the Route 11 corridor that align with the Town's housing goals.

The audit will look at zoning, subdivision regulations, site plan regulations, and any provisions under RSA 674:21 that are related to or impact the housing development, building codes and tax incentives including RSA 79-E.

Steps to conduct the regulatory audit include:

- Identify areas where the Master Plan or the results of the corridor analysis indicate that the types of housing desired are not supported by existing regulations.
- Identify any changes needed to current regulations and opportunities for new regulations.

Partner Roles:

- Boards: Review and comment on any draft findings, be involved in the prioritization of recommendations and development action plans.
- Municipal Staff: Provide guidance to the consulting team throughout the process and provide access to existing Town regulations.

Task 4. Phase II Board Meetings

Task Lead: Farmington Planning Board, Planning Director and SRPC

SRPC and the Planning Director will coordinate regular meetings with the Planning Board. The Board and Planning Director will guide the planning process. SRPC will prepare meeting agendas, materials and facilitate meeting discussions. The consultant(s) will attend meetings as needed to keep the board up to date on any information and to seek insight in return.

Partner Roles:

- Boards: Stay up to date on the project's progress and offer any information needed to complete it.
- Municipal Staff: Support the consultant, including issuing public meetings, distributing meeting materials provided by consultant, assist in advertising public events, provide logistical support for engagement activities. Act as a liaison between the Planning Board and consultant team.
- Planning Director: Act as a liaison between the Planning Board and Consulting team.

Task 5. Phase III Community Engagement

Task Lead: SRPC, Consultant

Phase III engagement will build off work completed during Phase II. SRPC, in conjunction with the consultant, will work with Town staff, Planning Director, and board members to design and implement the community engagement plan.

- Website, Newsletter and Social Media: Prepare content to keep the community updated on progress and community engagement opportunities. To include case study examples for the public.
- Stakeholder Engagement: Throughout the course of the project, conduct focus group and small conversations with key stakeholders.
- Planning Board Workshops: In partnership with the Planning Board, add the project onto the agenda for public input or following a board meeting to have time for the public to comment on the project and development process.

Partner Roles:

- Municipal Boards/Planning Director: Act as a facilitator between the consultant and the community. Encourage public input into the project, and organize meetings as needed.
- Municipal Staff: Provide insight into the development of the community engagement plan and provide logistical support.
- Housing Navigator: Provide insight into the Housing Academy and offer any support to assist with engagement efforts.

Task 6. Regulatory Development

Task Lead: Consultant

The consultant will first prepare a corridor concept and then revise and/or draft new regulations with the primary goal of increasing the community's housing supply. The corridor concept will articulate and visualize the community's desires for the corridor and incorporate findings from the Phase II outreach and engagement and audit findings.

Regulations to be revised include any zoning, subdivision, site plan, building codes, and tax incentives along with any provisions under RSA 674:21 and RSA 79-E as identified and prioritized in the Task 3 Regulatory Audit. To do so, the consultant team will:

- Work with key stakeholders, Planning Director, and SRPC to develop a local project team with specialized functionalities that connect with existing work and opportunities within the municipality and region.
- Work with a team of professionals specializing in economic development and housing development, design and development expertise, and another planner with regulation drafting experience to prepare the updated regulations and/or ordinances.
- Work with a design and development consulting team to ensure the solutions identified match the context and desires of the community while being realistic and navigable to potential developers.

The consultant will prepare the corridor concept, present iterative drafts of the draft regulations and/or ordinances revisions to the Planning Board for their review and prepare final drafts to be presented at a public hearing in consideration of adoption.

Partner Roles:

- **Planning Director:** Assist the consultant(s) and team with any information they may need and act as a liaison between the project team and Boards.
- **Strafford Regional Planning Commission:** Provide support needed to the consultant(s) to help complete the project. If staff are hired there may be some capacity during the drafting of regulatory language.

Task 7. Briefing Reports

Task Lead: Consultant(s)

Deliver a series of comprehensive reports and materials to supplement the draft regulatory changes, and a TIF and Development Plan.

It is important to determine any impact that building may have on the area. This includes the environmental impact, the potential impact that development will have on the community, and market feasibility. Develop a report on any zoning or regulatory changes that are needed. Include any recommendations for the area to grow in the underutilized areas or barriers that may need to be removed. Include how the Town may need to become more marketable to their target population.

- The research, creation, editing and review of materials to create reports for review.
- A final Report of Findings to highlight key building areas, the types of development envisioned by the town, the greatest regulatory changes needed, and a TIF Plan
- A draft of reports is to be submitted to the Planning Director for review by boards and the community.

Partner Roles:

- **Boards:** Provide feedback on drafts and offer ideas and suggestions to further the process.
- **Municipal Staff:** Provide any data, support, or resources that the consultant(s) may need to complete reports.

Task 8. Tax Increment Finance District Plan Update

Task Lead: Consultant

The Consultant will review the Town's current Route 11 Tax Increment Finance District Development Program and Finance and Revenue Plan, re-establish the TIF Advisory Board, confirm primary objectives, review existing boundaries, and review existing land use and regulatory mechanisms, focusing on the [zoning overlay districts](#) and [site plan architectural standards](#). In addition, they will update assessed values, address compliance or legal issues, update estimated capital costs to extend sewer to Route 11, research funding sources, and improve the implementation process for success.

Partner Roles:

- **Town Staff:** Provide any materials needed to the consultant(s) to assist with the process.

- Boards: Provide any feedback, offer ideas, answer questions and suggestions to further the process.
- Planning Director: Act as a liaison between the Planning Board and the Consultant.

Task 9. Phase III Board Meetings

Task Lead: Farmington Planning Board, Planning Director and SRPC

SRPC and the Planning Director will coordinate regular meetings with the Planning Board. They will assist with preparation, implementation, forward-moving discussions, and follow-up as needed. For more details, please refer to the Community Engagement Plan.

Partner Roles:

- Boards: Stay up to date on the project's progress and offer any information needed to complete it.
- Municipal Staff: Support the consultant, including issuing public meetings, distributing meeting materials provided by consultant, assist in advertising public events, provide logistical support for engagement activities. Act as a liaison between the Planning Board and consultant team.
- Planning Director: Act as a liaison between the Planning Board and Consulting team.

Project Budget:

Task	Name	Details	Cost
Phase II: Regulatory Audit			
1	Community Engagement	Total of 140 SRPC hours at \$85/ hour and 20 consultant hours at \$150 to prepare community engagement activities and compile results.	\$14,900
2	Corridor Analysis	Total of 10 SRPC hours at \$85/ hour and 90 consultant hours at \$150 to compile and analyze data, prepare maps, and draft findings.	\$14,350
3	Regulatory Audit	Total of 0 SRPC hours at \$85/ hour and 120 consultant hours at \$150 to prepare a framework for reviewing policies, Master Plan regulations, specify changes, identify opportunities and barriers to housing. Prepare and present findings to the Planning Board.	\$18,000
4	Board Meetings	Total of 20 SRPC hours at \$85/ hour and 0 consultant hours at \$150 to attend 5 planning board meetings.	\$1,700
	Phase II Direct Costs		\$250
Phase II TOTAL			\$49,200
Phase III: Regulatory Change			
5	Community Engagement	Total of 48 SRPC hours at \$85/ hour and 32 consultant hours at \$150 to prepare community engagement activities and compile results.	\$8,880
6	Regulatory Development	Total of 26 SRPC hours at \$85/ hour and 220 consultant hours at \$150 to create and revise regulations to zoning, subdivision, code and create concepts to present to the Planning Board and Community.	\$35,210
7	Briefing Reports	Total of 0 SRPC hours at \$85/ hour and 100 consultant hours at \$150 to prepare the reports.	\$15,000
8	TIF Plan Update	Total of 0 SRPC hours at \$85/ hour and 150 consultant hours at \$150 to update the plan.	\$22,500
9	Phase III Meetings	Total of 20 SRPC hours at \$85/ hour and 20 consultant hours at \$150 to attend 4 planning board meetings	\$4,700
	Phase III Direct Costs		\$250
Phase III TOTAL			\$86,540
TOTAL Requested Funding			\$135,740

Community Engagement Plan

The selected consultant will work with the Strafford Regional Planning Commission, Planning Director, Housing Navigator, municipal staff, and board members for the community engagement plan. To refine the community engagement plan with innovative ideas and materials from the Housing Academy. SRPC will develop a survey to gain public input on the project and hold room at board meetings for direct updates to the public and room for public comments. Throughout the project newsletters will go out along with social media postings.

SRPC, in conjunction with the consultant, will work with Town staff, Planning Director, and board members to design and implement the community engagement plan.

Housing Academy Review: Review material provided during the Housing Academy and work with the Farmington Housing Navigator on any support needed.

Survey: Online survey to gain public input on what developments they would like to see on the Route 11 corridor, envisioned housing needs, and visual preferences and opportunities.

Website, Newsletter and Social Media: Prepare content to keep the community updated on progress and community engagement opportunities. To include case study examples for the public.

Stakeholder Engagement: Throughout the course of the project, conduct focus group and small conversations with key stakeholders.

Planning Board Workshops: In partnership with the Planning Board, add the project onto the agenda for public input or following a board meeting to have time for the public to comment on the project and development process.

Public Forum: Conduct a 2-3 hour event on an evening or weekend, with childcare support, to maximize public participation, designed to allow for feedback on the challenges and opportunities for development along the Route 11 corridor.

Board Meetings: SRPC and the Planning Director will coordinate regular meetings with the Planning Board. The Board and Planning Director will guide the planning process. SRPC will prepare meeting agendas, materials and facilitate meeting discussions. The consultant(s) will attend meetings as needed to keep the board up to date on any information and to seek insight in return. Answer project-based questions and keep the community informed about progress.

Consistency with the Master Plan

Farmington's Master Plan was adopted in 2021 and focuses on a range of housing, land use, and economic development principles. The Town is open to expanding their residential, commercial, and industrial development. To achieve and sustain a diversified and prosperous local economy. The Master Plan goals align with this project as it will give the Town an insight into viable land that is in a location that would be marketable to the public.

An area where mixed-use development could offer a boost to the economy while also following the Town's housing needs.

The Master Plan highlights the increased opinion and need for more development in the small Town with a focus on housing, and developments that would open the community up to more people. The Route 11 corridor would be marketable to a variety of generations and diversified backgrounds.



May 31st, 2023

Town of Farmington
150 Wakefield St, STE 12
Farmington, NH 03867

c/o Kyle Pimental, Director of Planning and Community Development
603-755-2208 | kpimental@strafford.org

Dear Mr. Pimental,

The Steering Committee for the InvestNH Municipal Planning & Zoning Grant Program reviewed your submission for the Housing Opportunity Planning (HOP) Grant. The purpose of this grant is to assist those municipalities looking to increase housing opportunities through community engagement and regulatory change.

I am pleased to inform you that the Steering Committee has approved your request of \$135,740 for the Town of Farmington to pursue *HOP Phase 2 Regulatory Audit and Phase 3: Regulatory Development*.

In addition to the monetary award, participation in Housing Academy is a key benefit of this program and is designed to help build or further develop local capacity as it relates to housing matters. To that end, and if you have not already done so, we encourage all awardees to recruit volunteer community members to participate alongside designated staff. More information will be provided when registration is available.

At your earliest convenience, please email your acknowledgment and acceptance of this award to info@NHHOPgrants.org. Once we have received your acknowledgement, as well as a commitment letter from the consultant you plan to work with, we will follow up with a formal Grant Agreement. Note that all consultants must be on the [List of Qualified Consultants](#) found on NHHOPgrants.org. If you would like to work with a consultant who is not currently on this list, or if your community requires a competitive process, please contact us to discuss further.

Finally, in all public acknowledgments, we ask that you note this award as being received from the InvestNH Municipal Planning & Zoning Grant Program, funded by the NH Department of Business and Economic Affairs as part of the \$100 million InvestNH Initiative with ARPA State Fiscal Recovery funds. This award will be administered jointly by NH Housing, Plan NH, and UNH Cooperative Extension.

On behalf of the Steering Committee, congratulations!

A handwritten signature in blue ink, appearing to read "Tiffany Tononi McNamara".

Tiffany Tononi McNamara
Steering Committee Chair

Executive Director | Plan New Hampshire
603-452-7526 | tiffany@plannh.org



EPA BROWNFIELDS TARGETED ASSESSMENT REQUEST FOR ASSISTANCE

(Use only for sites in EPA Region 1)



APPLICANT ORGANIZATION:* Town of Farmington

ADDRESS: 356 Main Stree

CITY: Farmington

STATE: NH

ZIP: 038835

CONTACT PERSON: Ken Dickie

PHONE: 603-994-3500

FAX:

EMAIL: townadmin@farmington.nh.us

* If Non-Profit, please attach support letter from municipality where property is located

SITE NAME: Former Farmington Fire Station

SITE ADDRESS: 381 Main Street

CITY: Farmington

STATE: NH

ZIP: 03835

CURRENT SITE OWNERSHIP:

NAME: Town of Farmington

ADDRESS: 356 Main Street

CITY: Farmington

STATE: NH

ZIP: 03835

PHONE (if known): 603-755-2208

AMOUNT OF DELINQUENT PROPERTY TAXES (if any): \$0

ASSESSED VALUE: \$606,000

APPRAISED VALUE: \$

IF PROPERTY OWNED BY APPLICANT, ACQUISITION BY:

Foreclosure Eminent Domain Purchase (Price: \$) Other

IF OTHER, EXPLAIN: The site is made up of three parcels - Tax Map(s) U6-23, U6-24, and U6-25. Tax Map U6-25 was purchased by the Farmington Village Precinct in December 1975 and then transferred to the Town. Parcels U6-23 and U6-24 were acquired by the Town in 1991 from Strafford National Bank, who obtained the parcels through foreclosure of the properties.

DATE OF ACQUISITION:

IF PROPERTY NOT OWNED BY APPLICANT, DOES APPLICANT ENVISION DIFFICULTY IN OBTAINING LEGAL PERMISSION TO ENTER THE PROPERTY TO CONDUCT SITE ASSESSMENT ACTIVITIES? Yes No

EXPLAIN CURRENT DISCUSSIONS WITH PROPERTY OWNER:

IS APPLICANT OR ANY OTHER PARTY UNDER ORDER FROM EPA OR STATE AGENCY TO CONDUCT SITE ASSESSMENT AND/OR CLEANUP? Yes (describe below) No Unknown

BRIEFLY DESCRIBE ANY HISTORICAL OR CURRENT INVOLVEMENT/ROLE OF STATE ENVIRONMENTAL AGENCY IN ENFORCEMENT AND OVERSIGHT OR FUNDING OF ASSESSMENT/CLEANUP OF CANDIDATE SITE:
The Town conducted a Phase 1 Environmental Site Assessment in 2022 as part of its due diligence ahead of future redevelopment of the property.

SITE ZONING: Village Center

TOTAL ACREAGE OF SITE: 1.69 acres

(attach site map, if available)

<u>BUILDINGS ON SITE</u>	<u>SQUARE</u>	<u>CONDITION</u> (e.g., usable, partially razed, fires, etc.)
Former Fire Station	<u>FOOTAGE</u> 12,669	Fair, but intent is to demolish for adaptive reuse

<u>PAST SITE USES</u> (type of manufacturing, businesses, etc.)	<u>APPROXIMATE DATES</u>
Fire Department	1-Jan-76
Gasoline Service Station	1-Jan-24
Auto Repair Shop	1-Jan-60

PRIOR SITE ASSESSMENT ACTIVITIES:

None Unknown ASTM Phase I (Date Completed: 2022)

TYPE OF CONTAMINATION: Petroleum Only Hazardous Substances

DESCRIBE CONCLUSIONS OF PRIOR SITE ASSESSMENT ACTIVITIES (or attach “conclusion” section of report(s)). IF REPORTS ARE UNAVAILABLE, IDENTIFY CONSULTANT, CLIENT, AND APPROXIMATE DATE OF STUDY: A Phase I ESA in 2022 identified three (3) Recognized Environmental Conditions, including AFFF firefighting foams and historic presence of gasoline tanks, a former auto fuel filling station, and historical auto repair shops both on the subject site and an adjoining property. One de minimis condition and one historical REC were also identified. AFFF foams are of particular concern due to high-profile PFAS investigations in NH – reuse will be difficult until the PFAS REC can either be dismissed or the property cleaned up.

SITE ASSESSMENT NEED:

DESCRIBE SITE ASSESSMENT ACTIVITIES BEING REQUESTED AND ESTIMATED COSTS: The Town seeks assistance with the completion of a Phase II ESA to evaluate the identified RECs. The following scope and cost estimate is provided for initial Phase II assessments. Additional assessments may be necessary and if contamination is present, a Remedial Action Plan/Assessment of Brownfields Cleanup Alternatives.

Project Planning and QAPP Preparation - \$6,000

A QAPP will be developed for proposed sampling and analytical methodology planned for site assessments. Additionally, utility clearance, health and safety plan preparation, and coordination with NHDES and Town officials will be necessary to plan the assessment effort.

Surface Geophysics/UST Evaluation - \$8,500

Historical information indicates former auto service and petroleum fuel distribution occurred at two locations on the site and the presence of historical USTs. No documentation of removal of USTs was identified during the Phase I ESA. A subsurface geophysical evaluation using ground-penetrating radar for possible USTs is needed to identify possible USTs located at the site. If potential USTs are identified, subsurface investigations would be performed to confirm their presence.

Soil Borings/Monitoring Well Installations - \$20,000

A subsurface investigation program will be completed to delineate waste materials across the site area and to install groundwater monitoring wells. Up to 10 soil borings will be advanced over an anticipated 3-day period. Seven (7) borings will be completed as overburden monitoring wells. Well locations will be determined in coordination with NHDES and EPA to provide adequate coverage to evaluate groundwater quality within the areas identified with RECs. One soil sample will be collected from each soil boring as determined by elevated headspace readings or at the groundwater interface and submitted for laboratory analysis of VOCs, PAHs, TPH, RCRA 8 Metals, and PCBs.

Groundwater Investigation - \$14,000

Groundwater samples will be collected from the 7 newly-installed site monitoring wells. Up to 7 groundwater samples will be collected via flow flow/low stress sampling methods and submitted for laboratory analysis of VOCs, PAHs, RCRA 8 metals, and PFAS.

Report Preparation and Technical Meeting Support - \$10,000

A site assessment report will be submitted documenting assessment activities and findings. A technical meeting will be necessary to present the EPA and NHDES.

The total estimated value of the Brownfields assessment activities requested is \$58,500 as described above.

ANTICIPATED FUTURE USE: Residential Recreational Commercial/Retail Industrial

DESCRIBE APPLICANT'S PROPOSED REUSE PLAN: The former Farmington Fire Station is located in the heart of Farmington's village center and explicitly mentioned as an economic development priority in the 2021 Farmington Master Plan. Its location makes it ideal for mixed residential and downtown commercial uses, which are essential for achieving the town's goal to provide "convenient services for Town residents and...amenities and attractions for visitors in a pedestrian-safe, attractive environment" within the Village Center. Farmington has also received a Housing Navigator grant through NH BEA to hire a staff position that will focus on both regulatory and programmatic opportunities to increase housing opportunities in town, including an explicit focus on the redevelopment of this site to include a mixed-use of commercial space and housing. Farmington updated its zoning in 2020 to increase density and remove barriers to residential development in the Village Center in the hopes of encouraging redevelopment and has begun to receive interest in redevelopment under the new regulations. Reuse of the former Farmington Fire Station site would replace a poorly-insulated 1970s building with new construction that is far more energy-efficient and will attract further attention and investment to neighboring properties. The site is currently vacant and will not result in direct displacement of individuals or businesses. The reuse plan for mixed-use will increase the local tax base, create jobs and commercial activity in a town center, and construct badly-needed housing units as a key strategy for addressing rising housing costs and displacement of residents throughout the region.

DESCRIBE ANY FINANCIAL INCENTIVES PLANNED BY APPLICANT TO SPUR DEVELOPMENT (tax incentives, etc.): The Farmington Old Fire Department is town-owned but may not be eligible to receive cleanup funds due to the use of AFFF foams during the town's operation of the site. We hope that assessment will eliminate perceptions and lead to immediate redevelopment with private funds. If cleanup is needed it may be necessary to involve a non-profit partner for the purpose of leveraging EPA and/or NHDES cleanup funds. The Town has also used RSA 79-E tax incentives to encourage development within the downtown and has plans to streamline and better publicize their use of this resource in the near future to increase interest. Farmington has a comparatively high concentration of low-moderate income residents and may be eligible to leverage other state or

federal funds, such as HUD Community Development Block Grant, USDA Rural Development, and/or US Economic Development Administration programs to support redevelopment costs.

DESCRIBE PROPOSED FUNDING SOURCES AND AMOUNTS FOR SITE CLEANUP (EPA TBA program is for site assessment only, no cleanup funding is being offered as part of this program): TBD

BRIEFLY DESCRIBE ANY PUBLIC INTEREST AND/OR COMMUNITY INVOLVEMENT IN SITE REUSE PLANNING ACTIVITIES TO DATE: The Town has conducted several public engagement activities for the reuse of this site, including a planned community forum and key informant interviews. As part of a Plan NH Municipal Technical Assistance Grant, the Town established a revitalization steering committee to work with UNH Cooperative Extension to hear from residents on what their vision was for the downtown. Discussions included what residents value in the downtown, ideas for improvement, and suggestions for the adaptive reuse of the fire station. Following up in this effort, the Town hired a consulting firm to produce several artistic renderings based on feedback from the public that can be used to help guide the request for proposal phase of the redevelopment. More recently, both Farmington and Dover are recipients of Housing Navigator awards through the Invest NH Housing Fund. These unique grant-funded staff positions have an emphasis on community outreach and engagement to tackle issues that are negatively impacting the availability and affordability of housing. Both housing navigator positions will be filled by the end of 2022 and will be valuable allies for two-way engagement within their respective communities.

As a result of the Small Business Liability and Brownfields Revitalization Act (Public Law 107-118, 01/11/2002), certain changes were made in the Brownfields program. Petroleum, controlled substances and mine scarred land are now eligible for funding. Additionally, certain sites are no longer eligible for funding and other sites may be eligible for funding after EPA makes a "Property Specific Determination for Funding". The following questions need to be answered as part of the evaluation process.

SITES NOT ELIGIBLE FOR FUNDING:

1. Facilities listed (or proposed for listing) on the National Priorities List.
2. Facilities subject to U.S. EPA unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA.
3. Facilities that are subject to the jurisdiction, custody or control of the United States Government.

SITES NOT ELIGIBLE FOR FUNDING WITHOUT A PROPERTY SPECIFIC DETERMINATION:

Please answer the following questions to the best of your knowledge:

1. Is your site/facility subject to an ongoing U.S. EPA CERCLA removal action? YES NO
2. Is your site/facility subject to an unilateral administrative order, court order, administrative order on consent or judicial consent decree or to which a permit has been issued by the United States or an authorized state under the Solid Waste Disposal Act (as amended by the Resource Conservation and Recovery Act (RCRA)), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SWDA)? YES NO
3. Is your site/facility subject to U.S. EPA corrective action orders under RCRA (sections 3004(u) or 3008(h)) and to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures? YES NO
4. Is your site/facility a land disposal unit that has filed a closure notification under subtitle C of RCRA and to which closure requirements have been specified in a closure plan or permit? YES NO
5. Has your site/facility had a release of polychlorinated biphenyls (PCBs) that is subject to remediation under TSCA? YES NO

6. Has your site/facility received funding for remediation from the Leaking Underground Storage Tank (LUST) Trust Fund?
 YES NO

Note: If you have answered Yes to any of these questions, you will need to prepare a "property specific determination".
Please contact Alan Peterson at the email address or phone number below for further information.

PETROLEUM ONLY SITES:

Answer the following questions to the best of your knowledge:

1. List the current and immediate past owners of the site:
2. Did either owner dispense or dispose of, or own the site during the dispensing or disposal of, petroleum and petroleum products, or cause/contribute to the contamination at the site? YES NO
If yes, please explain:
3. If the answer to question 2 is yes, is the responsible party financially able to conduct the site assessment? YES NO

SUBMIT COMPLETED FORMS TO:

Alan Peterson - Targeted Brownfields Assessment Program Lead
US Environmental Protection Agency - New England Region
5 Post Office Square, Suite 100, Mail Code 07-2
Boston, MA 02109-3912
Phone: (617) 918-1022
Email: peterston.alan@epa.gov