

Town of Farmingdale

Planning Board Meeting Minutes

Date: 09/02/2021

I. Call to order

Bill Longfellow called to order the meeting of the Farmingdale Planning Board at 6:30 on 09/02/2021.

II. Members Present

Frank Pecor, Mark Lutte, Bill Longfellow, Leon Crockett & Wayne Kilgore

III. Guests Present

Greg Lumbert (Code Enforcement Officer), Eric Smith, & Armand Fournier

IV. Agenda Items

- a) Minutes from June's meeting
 - The board signed the minutes from the meeting on June 16, 2021 with the amendments that were voted on at the July 28th meeting.
 - Leon motioned to accept the minutes from the meeting on July 28, 2021. Frank seconded the motion, and the board voted unanimously in favor.
- b) Eric Smith, Town & Country Mobile Home Park
 - The board reviewed the application for the subdivision and found that some items were missing. The complete list of things that still need to be submitted is attached to these minutes.
- c) Armand Fournier
 - The board reviewed the fire codes and determined that the chimney on the building does not meet the code that requires it to be at least 2 feet higher than any portion of the building within 10 feet horizontally from it.
- d) Select Board discussion to change the purchasing, bidding, and contract procedure minimum contract price amount
 - The Planning Board asked that the Select Board include a comparison of other town ordinances with the proposed changes.

Town and Country Trailer Park Subdivision Application

A preliminary review of the application revealed that more information needs to be provided on the below items.

Under Chapter 5, Article 9 Mobile Home Parks

4-904

1 H. Measurement and location of proposed off street parking and loading areas.

1 I. Location of existing and proposed pedestrian walk areas.

1. J. Location of existing and proposed utilities and easements.

1. K Location of natural drainage ways and proposed storm drainage facilities. (See Chapter 4, Article 8, Sec. 4-806, 9 for more details of this requirement.)

1. M. Names of abutters across Northern Avenue need to be added to the plan.

1. S. Location, size , and type of outdoor lighting. Applicant said utility poles would have lighting mounted on them. The location of proposed poles, even if not exact, needs to be shown.

6. Park regulations need to be included in application.

4-905

4 A. Buffer along boundary that abuts "residential land" needs to be provided on the plan.

4 B. A visual screen shall be provided within 25' of any property line and within the buffer strip. This need to be shown on the plan or included in writing how this is going to be addressed.

5. Parking requirements. Each lot is supposed to have a minimum of 20' x 20' of parking area. This needs to be shown on the plan to scale.

Off street parking must be provided at the rate of 1 space for each 4 lots. Such spots must be "hard surfaced". This needs to be shown on the plans.

6. A. Road Standards - Private roads must be designed by a PE and built according to accepted engineering standards.

6 C. Pavement Width – Applicant needs to determine which option is going to be taken given that roads have to be paved. (See road design requirements found in Chapter 3, Article 1, Sec. 3-106 Design and Construction Standards)

7. Sidewalks/Walkways – Pedestrian walkways are required and should be shown on the plan. This section describes what is required and applicant needs to determine what is going to be included to meet this requirement.

10. Storm Drainage plan need to be included.

14. Outdoor lighting should be shown on the plan or otherwise described within the application. (See 1. S. above)

16. Outdoor storage must be included and shown on the plan or otherwise described within the application.

Chapter 4, Article 8 Land Subdivisions

Sec. 4-805

D. Subdivider shall provide in writing adequacy of resources to service the subdivision from the water utility and the wastewater utility.

E. Applicant shall notify several entities (see section sited) requesting written comments upon the adequacy of existing capital facilities to service the proposed subdivision.

V. Adjournment

Bill Longfellow adjourned the meeting at 19:25.

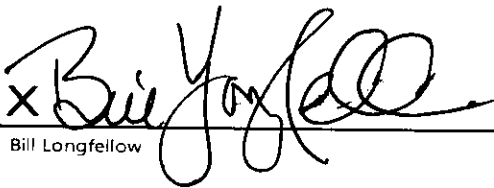
Minutes submitted by: Kaitlyn Philbrick

X 

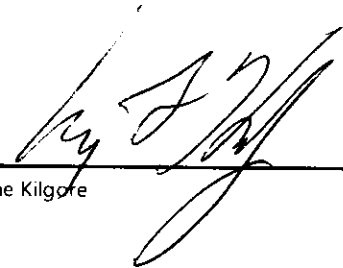
Frank Pecor

X

Mark Lutte

X 

Bill Longfellow

X 

Wayne Kilgore

X 

Leon Crockett

**** Disclaimer: While every effort has been made to ensure the accuracy of the information, the minutes are not intended as a verbatim transcript of comments at the meeting, but a summary of the discussion and the actions that took place. For official meeting minutes please call the Farmingdale Town Office at 207-582-2225.**