



A Bicentennial Community
1798 - 1998

Town of Farmington
Department of Planning & Community Development
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Farmington, NH 03835
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Findings of Fact And Notice of Decision

In the Matter of North American Training Lodge, Inc. Application for a Special Exception (Tax Map R58, Lot 11 and R65, Lot 002) for the operation of a training facility for military and law enforcement agencies in the AR Zoning District on Aiken Road under the land-use classification "Commercial-Industrial Use not specified" (Section 2.09 Table of Permitted Uses, Section VI A).

Findings of Fact

The Zoning Board of Adjustment of the Town of Farmington conducted a public hearing on October 6, 2005 on the above referenced Request for Special Exception submitted by North American Training Lodge, Inc. of 5 South Road, No. 14, Rye Beach, New Hampshire dated September 16, 2005, and makes the following findings:


1. Public notice and notification of abutting property owners was made in conformance with the Board's rules and state statute.
2. That the proposed use, operation of a training facility for military and law enforcement agencies, is a "Commercial-Industrial Use not specified".
3. That the level and frequency of noise generated from the use will be detrimental to the value of properties in the general area of the facility.
4. That the proposed use is surrounded by properties that are generally residential in nature.
5. That the evidence presented regarding noise levels and transmission does not adequately take topography and atmospheric conditions into consideration.
6. That by the applicant's own admission a demonstration of noise levels and impact will be difficult or impossible without installation of site improvements.
7. That the proposed use will be detrimental to the general residential/agricultural character of the neighborhood due to increased traffic, 24-hour schedule, and noise of a type that is disruptive to nearby residential uses.
8. That Aiken Road will not support the volume and type of traffic to be generated by the proposed facility due to excessive grade, inadequate roadway base, and weight limitations.
9. That the condition of Aiken Road does not allow safe access for emergency service vehicles due to grade and width.
10. That traffic generation numbers submitted by the applicant are inconsistent and insufficient to make a valid estimation of traffic volume.

11. That the applicant failed to demonstrate an ability to prevent storm water runoff onto adjacent properties or streets.

Notice of Decision

You are hereby notified that the Application for Special Exception referenced above has been denied for the reasons listed below, by vote of the Farmington Zoning Board of Adjustment.

1. Failure to meet the conditions of Section 2.00 (A) (3) that no detriment to property values shall be created in the vicinity or change in the essential characteristics of any area including residential neighborhoods or businesses and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment or other materials.
2. Failure to meet the conditions of Section 2.00 (A) (4) that no traffic hazard or substantial increase in the level of traffic congestion shall be created.
3. Failure to meet the conditions of Section 2.00 (A) (5) that no excessive demand on municipal services, including but not limited to, water, sewer, waste disposal, police and fire protection and schools.
4. Failure to meet the conditions of Section 2.00 (A) (6) that no significant increase of storm water runoff onto adjacent property or streets shall be created.



Gerald McCarthy
Vice Chairman

10-12-05
Date

Note: The selectmen, any party to the action or any person directly affected has a right to appeal this decision. See New Hampshire Revised Statutes Annotated, Chapter 677, available at the Town of Farmington Municipal Offices (Planning Department) for review. This notice has been placed on file and made available for public inspection in the records of the Farmington Zoning Board of Adjustment on 10/11/05. Copies of this notice have been distributed to: the applicant, Planning Board, Board of Selectmen, Town Clerk, and Property Tax Assessor.