



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 – August 19, 2026
Meeting Time: 6:30PM

1. Pledge of Allegiance
2. Approval of Minutes
 - A. July 15, 2026
3. Public Comment
4. Old Business
5. New Business (*Items C, D, and E will be heard together; Items G and H will be heard together*)

- A. **Public Hearing and Possible Vote on a Waiver Request for Alton Rollinsford LLC, Tax Map R43, Lot 3.** The applicant is seeking a post-approval waiver from Section 6.B.(1)(f)(i) of the Subdivision Regulations to subdivide the existing 6.38-acre parcel into two lots without meeting the 40,000 square feet of buildable area configuration requirement. The subdivision was conditionally approved on December 3, 2025. The proposed project is located at 892 Meaderboro Road and is within the Agricultural Residential Zoning District.
- B. **Public Hearing and Possible Vote on Amending a Condition of Approval for Farmington Ridge LLP and Campbell Resources LLC, Tax Map R47, Lot 41-1.** The applicant is requesting that the condition to obtain a NHDES Wetland Dredge and Fill permit be moved to after the signing of plans to allow some site work to begin. The Site Plan was conditionally approved on May 6, 2026. The project is located off Grandview Lane and is within the Suburban and Rural Residential Zoning Districts.
- C. **Public Hearing and Possible Vote on a Special Use Permit for Ryan Heath, Tax Map U4, Lot 1.** A Special Use Permit is required for disturbance related to the development of the site within 100' feet of a waterbody and within the Waterfront Protection Overlay District. The project is located at 46 Spring Street and is within the Suburban Residential Zoning District.
- D. **Public Hearing and Possible Vote on a Special Use Permit for Ryan Heath, Tax Map U4, Lot 1.** A Special Use Permit is required for disturbance related to the development of the site within the 50' wetland buffer and within the Wetlands Conservation Overlay District. The project is located at 46 Spring Street and is within the Suburban Residential Zoning District.
- E. **Public Hearing and Possible Vote on a Subdivision Application for Ryan Heath, Tax Map U4, Lot 1.** The applicant is proposing to subdivide the existing 2.1± acre parcel into three lots (two new). The property is located at 46 Spring Street and is within the Suburban Residential District.
- F. **Public Hearing and Possible Vote on a Subdivision Application for Field of Dreams at Post Road, LLC, Tax Map, R16, Lot 6.** The applicant is proposing to subdivide the existing 27-acre parcel into ten lots (nine new). The proposal will be broken into two phases. This application is for the first phase, which includes five new lots. The property is located at Chestnut Hill Road and Dodge Cross Road and is within the Rural Residential District.

- G. **Public Hearing and Possible Vote on a Special Use Permit for Field of Dreams at Post Road, LLC, Tax Map R16, Lot 6.** A Special Use Permit will be required for 1,861 square feet of impacts within the 50' wetland buffer, referenced in Section 4.02 Wetlands Conservation Overlay District, for the construction of access driveways to the proposed lots. The project is located on the corner of Chestnut Hill Road and Dodge Cross Road and is within the Rural Residential District.
- H. **Public Hearing and Possible Vote on a Subdivision Application for Field of Dreams at Post Road, LLC, Tax Map, R16, Lot 6.** The applicant is proposing to subdivide the existing 27-acre parcel into ten lots (nine new). The proposal will be broken into two phases. This application is for the second phase, which includes four new lots. The property is located at Chestnut Hill Road and Dodge Cross Road and is within the Rural Residential District.

6. Member Comments
7. Staff Comments
8. Adjournment

Rick Pelkey, Chairman
Farmington Planning Board