**TOWN OF FARMINGTON BOARD RESOLUTION**
**MAJOR THOROUGHFARE OVERLAY DISTRICT (MTOD) SITE DESIGN GUIDELINES 2020**

**ADOPTED FEBRUARY 19, 2020**

**WHEREAS,** the Town of Farmington Planning Board (hereinafter referred to as Board), in accordance with the provisions of Chapter 165, Section 100. D. (3) of the Town Code, has reviewed the above reference Action; and

**WHEREAS,** the Board has previously made a determination of significance under Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review [SEQR] Regulations) upon this Action.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Board does hereby accept the Site Design Guidelines for the calendar year 2020 as provided for in Local Law #6 of 2009, per the document appended to these minutes.

**BE IT FINALLY RESOLVED** that a certified copy of these Guidelines is to be filed with the Town Clerk's Office, posted on the Town's website and distributed to members of the Planning Board, Town Development Staff, Town Engineer and made available to the general public upon request.

## 1. Adoption by the Board

The creation of this Site Design Criteria Manual is an implementation action identified in the adopted *Town of Farmington Comprehensive Plan.* The following site design guidelines are hereby established by the Farmington Town Board as part of Chapter 165, Section 100, of the Farmington Town Code and the powers provided to the Board as set forth in Sections 271 and 274 b of the New York State Town Law. These guidelines shall remain in effect each year subject to Board review and adoption as part of their annual organizational meeting, or at other times subject to formal Board action. Certified copies of this Manual are on file in the Town Development Office and may be purchased from the Town Clerk's Office during normal business hours. A copy of these Site Design Guidelines is available online at the Town's website www.townoffarmingtonny.com.

## 2. Authority

These guidelines are provided for in Local Law Number 6 of 2009, adopted by the Town Board on December 22, 2009, and also adopted thereafter annually by Board resolution. When adopted they establish standards for Site Plan approvals as provided for under the established provisions of the Town Code. These guidelines pertain to all applications subject first to Site Plan approval by the Board as provided for in Chapter 165 of the Town Code. The Board reserves the right to modify, waive or request additional requirements depending upon the scope, location or nature of development. It is hereby declared the Board's intent to be consistent in applying the standards of these guidelines throughout the Town where site plan approval is required.

## 3. Overall Site Design Objectives

The purpose of these Site Design Guidelines is to communicate to applicants the expectations that the Board has for enhancing the appearance of development in Farmington through its site plan approval process by:

a. fostering attractive building and site designs with enduring aesthetic appeal;

b. fostering attractive, inviting, pedestrian-friendly designs that are likely to evoke a strong "sense of place;"

c. fostering designs that have continuity with the best design traditions and values of the community;

d. fostering designs which are likely to evoke feelings of pride in one's community;

e. fostering the preservation and enhancement of significant views and characteristics of the natural landscape including topographic and water course features;

f. enhancing the use and pedestrian appeal of spaces around and between buildings for the enjoyment of the public;

g. promoting and enhancing the interconnection of on-site pedestrian walkways with off-site pedestrian access ways;

h. encouraging opportunities to allow pedestrian accessibility to areas with strong natural features such as wooded areas, wetlands and water courses, by the attainment of public rights-of-access, and

i. promoting multi-modal travel between adjacent sites.

## 4. Relationship to Surrounding Neighborhoods and Land Use

The design of buildings and sites should be undertaken by design professionals who are sensitive to the surrounding landscape, views and character of the community. Site and building designs are expected to have cohesive, appealing stand-alone design qualities as well as to have design scale and design continuity that allows them to compliment and enhance the best design traditions of the community.

## 5. Architectural Design Characteristics

The Board expects that building design professionals will be sensitive to the character of residential areas adjacent to a site that is seeking Site Plan approval. In addition, the Board

expects that building design professionals will be sensitive to the site improvements which will also be attractive and appropriate to the character of adjacent sites.

The Board and its consultants will review the scale and design character of proposed building and site designs, and require design treatments that are appealing to, and in scale with, pedestrian neighborhoods whenever possible. Such design treatments may include, but are not limited to, the following:

a. *Façades, roof forms and exterior walls.* Façades, roof lines and exterior walls should have three dimensional variations to provide interest and variety. In large buildings, suggested techniques include: organizing large building masses into a series of smaller masses; providing offsets in exterior walls; providing an accent form or forms, and providing a variation in roof lines or heights that are compatible with the design theme. The areas and patterns of glazing used in facades should be interesting and compatible with the three-dimensional design of the building.

   Exterior walls above grade that are attached to buildings should appear to be integral to the building, i.e., walls attached to brick building surfaces should be brick. Other above grade screening walls, such as dumpster enclosures or transformer screen walls, should match materials and colors used in the building façade.

b. *Building entrances.* Building entrances should be interesting, attractive, obvious, in scale with the building façade and have a weather cover that is a permanent component of the building extending outward from and above the entrance and providing shelter from the elements. In no instance will a canvas canopy suffice for adequate covering of a building entrance. In addition, depending upon the orientation of the entrance on the site, additional design considerations shall be required so as to adequately protect persons entering and exiting the building. Individual tenants should have separate entrances.

c. *Screening of equipment.* Rooftop screening equipment shall appear to be integral with the building design. That is, parapet walls or sloped roof forms integral to the design of the building are preferred. Other equipment located at grade such as compactors, dumpsters, HVAC equipment, electrical transformers and switchgear located on site shall be totally screened from public view in a manner approved by the Board. Screening materials and design should be attractive and compatible with the building design and overall landscape design.

d. *Color and material of primary building components.* The Board has a preference for the use of brick and clear glass as primary façade materials. Alternative materials may be chosen if they are more appropriate to adjacent residential communities. Where other materials are being proposed, the Board may ask that brick be incorporated as a major component. The use of reflective glass, split face concrete masonry units or metal siding is discouraged. Façade material colors

should be selected to avoid being dreary and also to avoid being excessively bold.

e. *Character of exterior space.* Exterior space design is an integral component of good site design. Special attention should be taken in the design and coordination of landscape treatments of exterior spaces around and between buildings to allow them to be inviting and attractive to pedestrian users. Well-designed exterior spaces will soften the impact of a building on a site and help it appear to belong there. There should be an exterior design concept on each project and it should complement the building design. Opportunities to embellish pedestrian gathering spaces with compatible landscape accessories are encouraged. Landscape planting, pedestrian paving treatments and landscape accessories will be requested between the parking lot or driveway curb lines and primary building façades. Larger areas of pedestrian walkway pavements should be subdivided by aesthetically arranged control and expansion joint patterns. The Board encourages the use of colored unit pavers for incorporation into the overall hardscape design layout to provide pattern and color variation to other more standard paving materials and to accent the location of landscape accessories such as tree grates, tree guards, planters, plant beds, trash containers and bicycle stands. For additional information, see Section 9 of these Guidelines.

f. *Building canopies and canopy lighting.* The Board may allow back lighted canopies up to eight (8) feet wide and eight (8) feet in height over the entire main entrance area to a building. Lighting fixtures, lamps or lenses may not project below canopy soffits. Back lighting larger canopies is not recommended. The underside of building canopy heights shall not exceed fourteen (14) feet above grade or pedestrian/vehicular pavement surface below. Canopy colors, excluding signage graphics, should not be bright attention-getting colors. In no event shall a canvas awning be accepted as a suitable canopy covering for a building entrance under these guidelines.

g. *Gasoline pump canopies.* Canopies covering gasoline pump islands, which are freestanding or attached to buildings, should not be back lighted, except for any approved signage or logo. Any lighting of the area underneath the canopy that covers the gasoline pump islands shall be down ward oriented and fully shielded to reduce glare. Canopies covering gasoline pump islands should not exceed fourteen (14) feet in height above grade or pavement surface below.

h. *Prototype building designs.* Prototype building designs will be considered if they are consistent in design, material, color and detail with the design intent of these Guidelines. The Board reserves the right to require design alterations to standard building designs that the Board deems to be inconsistent with the general intent of these Site Design Guidelines.

## 6. Building and Site Lighting

Site and exterior building lighting should be similar in color of light. The Board preference is for LED lamped site lighting (as opposed metal to halide or sodium vapor). Exterior building lighting should have a light color that is compatible with the LED light color. Pedestrian walkway lighting should be appropriate in style with the design character of the space and should not exceed fourteen (14) feet above surrounding grade. Parking lot light poles should not exceed thirty (30) feet mounted on a maximum three (3) foot base and should be located within landscaped islands or on lawn area wherever possible. All building mounted exterior light fixtures must be shown on building elevations and must be approved by the Board for design location and fixture color. All building mounted lighting and site lighting shall be shielded from adjoining properties and public rights-of-way. Light cut-sheets and distribution patterns shall be submitted with all lighting plans.

Subtle landscape lighting shall not glare into vehicular or pedestrian circulation areas. Landscape lighting design components include, but are not limited to the following:

a. Exterior electrical outlets at building canopies and at tree bases that allow building managers to provide seasonal low wattage mini-lights is encouraged.

b. Subtle landscape lighting may include lighted bollards along walkways, surface-mounted exterior lighting to highlight or backlight plant materials and subsurface light fixtures that are recessed below finished grade. These should be located to highlight plants and portions of building walls.

c. Building façade lighting should be subtle in nature and could ideally be accomplished with upward directed landscape lighting that filters through, or backlights, landscape plantings onto building walls.

d. The use of bright colors, neon or similar materials, motion lighting, strobe lights and similar attention-getting lighting devices is strongly discouraged.

See Section 8.c for additional information.

## 7. Site and Building Signage

Sign graphics and lighting should be designed to allow for clear communication, but should otherwise not be over lighted. Signs with exterior illumination shall not glare into vehicular or pedestrian traffic areas. Internally illuminated signs should have the sign letters and logos highlighted with dimmer background lighting of the sign. This concept applies to all site and building signage, including traffic control signs. Sign site lighting should not glare to either on-site or off-site locations. The wattage of sign lighting should be submitted for Board review as part of any Site Plan or Sign Site Plan application.

Larger signs that are allowed by Code which are attached directly to buildings should have separate letters with no box or cabinet background.

## 8. Site Design Characteristics

The natural characteristics (e.g., tree masses, streams, topography, etc.) of each site should be preserved and enhanced where possible.

The Board encourages the incorporation of curved edges and surfaces where possible as accents in the layout of pedestrian walkways, planting beds, finish grade contours, ponds and drainage swales to achieve a more natural appearance. Drainage ponds and swales with straight edges should be avoided wherever possible.

Finish grading plans should incorporate soft, irregular, undulating, landscaped earth forms to enhance pavement and plant locations and to provide an appealing visual transition between parking areas and both streets and neighboring parcels.

Site amenities such as pedestrian walkways and landscape accessories should be included where space allows. This adds to the pedestrian friendly appeal of exterior spaces. See Section 10 for additional information.

The following is a checklist of landscape considerations and features that should be incorporated into the landscape designs for all site plans:

a. *Preservation of natural character.* Try to preserve all of the best natural resources of the site, such as trees, stream, rock out-croppings, natural topography, view-scapes and wetlands.

b. *Viewscapes.* Carefully study the site's good, as well as bad, views. Analyze pre-liminary site views for both positive and negative attributes.

    1) Keep attractive views open and framed for greatest landscape value.

    2) Screen out unattractive and objectionable views either by constructing structures or by an aesthetically unique landscape design.

    3) The landscape design should have unity, harmony and fitness to use. There must be a harmonious landscape relationship with the vertical and horizontal lines of the buildings.

c. *Landscape lighting design standards.* The Board recommends the use of land-scape lighting to create soft night lighting of plants, where appropriate. Lighting designs should incorporate two or more of the following techniques based on available opportunities.

1) Down Lighting is the most natural and efficient form of lighting like sunlight or moonlight. The light sources are hidden and directed straight down through plant and tree material.

2) Up Lighting is achieved by placing the light fixture in the ground and directing it up through plant material. The internal structure of plants becomes dramatically lighted and large shadows can be produced.

3) Back Lighting is the soft wash lighting of a background such as a wall or a fence and is a very subtle form of lighting. The plant material is viewed in silhouette against the lighted backdrop.

4) Subminiature lamps on a flexible ribbon or tubular lighting may be appropriate for seasonal displays indoors or out.

5) Electrical outlets should be located at the based of designated trees and plants to allow the future use of seasonal lighting.

6) Bollards are available with internal illumination. The use of lighted bollards is optimal.

7) Flood Lighting on a residential or commercial level is soft, gentle flood lighting used as background lighting to create visual depth. Avoid using discharge mercury and sodium-vapor lighting used as security lighting. These lights should not cause glare.

8) Recreational Lighting for small court games (i.e., shuffleboard, or putting greens, etc.) requires special study and selection. The light must be even and general, yet not in the eyes of the players. Large court games, (i.e., volleyball, badminton, or tennis) may require specialized lighting design. These lights should not glare off site.

9) Landscape Lighting should be used as a feature of the landscape design to highlight designated design elements such as plants, walkways, walls, building façades or a combination thereof.

10) A combination of various lighting techniques such as down lighting, up lighting or back lighting to create a more interesting setting is suggested.

11) The source of light should be concealed to enhance the effect rather than the fixture itself.

12) Avoid over lighting that can produce glare and limit visibility.

13) Use LED lamps as a type of light source to avoid mixing light color on site.

14) Fixture colors should be coordinated with building colors. Typical colors available are solid brass, copper or bronze in color; black, white, natural non-corrosive plastic; redwood (clear, all heart, kiln dried); cast aluminum or satin aluminum and glass in combination with flexible ribbon lighting.

d. *Landscape plant forms.* Plants should be selected to be natural looking and graceful. Plants should be chosen to be as mature as possible to attain their desired shapes in relatively short periods of time. Each shape has its own place in landscape design. For example, deciduous shrubs are usually upright, round or spreading. Deciduous trees are round, weeping, oval, vaselike, erect or columnar, and pyramidal. Evergreens are columnar, narrow pyramidal, broad pyramidal, round, spreading or creeping. Different shapes provide variety and interest by accenting the major type with other forms. This is recommended to avoid monotonous repetition.

e. *Plant texture and color.* Color and texture are important qualities that should be considered along with the form of plants. The Board expects that landscape architects will take special efforts to include the right balance of plant textures in the overall plant selection process. Texture is a plant feature that offers another chance to add variety and interest to a planting picture. Texture can be defined as the relation between foliage and twig size and the remainder of the plant. Close up, texture comes from the size, surface, and spacing of leaves and twigs at different seasons. At a distance, texture is the entire mass effect of plants and the quality of light and shadow. Patterns created by light and shade are an important part of texture. These patterns vary from season to season and even from hour to hour. The shadows cast by fine-textured plants are weak because of the spacing and size of the mass and because of light filtering through the foliage. The shadows cast by coarse-textured plants are strong because the foliage is large or dense and light is reflected from the surface. This play of light and shadows emphasizes the fineness or coarseness of the plants' texture. Landscape lighting is expected to highlight these features.

The Board expects that the color of plants will be taken into account by the landscape architect to achieve the best overall design results.

The variety and location of landscaping should be appropriate for the environmental conditions, use, purpose and care that it will be subject to.

f. *Plant material and minimum sizes.* The following is a list of recommended plantings:

1) Evergreens (conifers and ornamentals)
Abies (fir)
Chamaecyparis (cypress)
Erica (health)
Juniperus (juniper)

Picea (spruce)
Pinus (pine)
Pseudotsuga (fir)
Taxus (yew)
Tsuga (hemlock)

2) Broadleaf Evergreens
Buxus (boxwood)
Calluna (heather)
Euonymus (euonymus ever)
Ilex (holly)
Pieris (andromeda)
Rhododendron (rhododendrun)
Rhododendrun (azalea)

3) Deciduous Trees (shade and ornamental flowering)
Acer (maple)
Amelanchier (shadbush-service berry)
Betula (birch)
Carpinus (hornbeam)
Cercis (redbud)
Cornus (dogwood)
Crataegus (hawthorn)
Fagus (beech)
Gleditisia (locust)
Magnolia (magnolia)
Malus (flowering crabapple)
Prunus (flowering–cherry)
Pyrus (flowering pear)
Tilis (linden)
Syringa (tree lilac)

4. Deciduous Shrubs
Aronia (choke cherry)
Clethra (summersweet)
Cornus (dogwood)
Cotoneaster (contoneaster)
Deutzia (deutzia)
Forsythia (forshythia)
Hamamelis (witch hazel)
Ilex (holly)
Philadelhpus (mock organe)
Spiraea (spirea)
Syringa (lilac)
Viburnum (viburnum)
Weigela (weigela)

5. Herbaceous Perennials including
   Daylilies, Hostas, Sedum and Fern

6. Ornamental Grass, Sedges, Reeds
   Calamagrostis (feather reed grass)
   Festuca (dwarf clumping grass)
   Miscanthus (large clumping grass)
   Panicum (switch grass)
   Pennisetum (fountain grass)

7. Ground Covers
   Ajuga (Bugleweed)
   Euonymus (wintercreeper)
   Hedera (English ivy, Baltic ivy)
   Lonicera (halls honeysuckle)
   Pachysandra (pachysandra)
   Vinca (myrtle)

The following is a list of minimum sizes for the recommended Plant groups at the time of planting:

Evergreen (conifer) 6' to 8'
Evergreen (ornamental) 24" to 48"
Broadleaf Evergreens 24" to 48"
Deciduous trees (shade) 3" caliper
Deciduous trees (ornamental flowering) 2" to 2½" caliper
Deciduous Schrubs 18" to 48" or 2–3 gal.
Herbaceous Perennials 1–3 gal.
Ornamental Grass 1–3 gal.
Ground Cover 2 year 2½" pot

All landscape plant material must meet the American Standard for Nursery Stock quality. All plant material must be No. 1 or heavy specimen quality grade.

All landscaping shall be installed and maintained to ensure growth. All landscaping materials shall be maintained free from disease, pests, weeds, and litter. The regular maintenance shall also include prompt replacement, where necessary, of any landscaping plantings that die, turn brown or defoliate. The replacement plantings shall be of the same size, species and quantity as shown on the approved plans. Substitutions shall be approved by the Town Planning Department and so noted on the approved drawings. A two-year maintenance bond or cash equivalent may be required to be posted with the town if determined by the Code Enforcement Officer (CEO) to be appropriate.

The following trees/shrubs are considered undesirable in most applications. These plants have a tendency to become over-dominant, also are soft or brittle and tend to break during high winds or heavy snows.

| | |
|---|---|
| Acer | Box Elder, Amur Maple, Silver Maple |
| Ailanthus | Tree of Heaven |
| Populus | White Poplar, Carolina Poplar, Lombardy Poplar |
| Salix | All willows |
| Prunus | Purple Leaf Plus |
| Elaeagnus | Russian Olive, Autumn Olive |
| Juniperus | Andorra Juniper, Hetzi Juniper |
| Thuya | All Arbor Vitaes |
| Juglans | All nut trees |

Any changes to the approved landscape design, including variety and size of plants, must be made in writing to the Town CEO for change approval.

## 9. Applicant Submissions

Both conceptual site and conceptual building designs should be incorporated into the applicant's plans, beginning with the applicant's concept, or sketch plan, reviews submission. Subsequent submissions should include sufficient drawings, photos and text to clearly and thoroughly communicate the complete design intent of the project, to the satisfaction of the Board. The applicant is encouraged to have a pre-planning submission conference with the CEO, the Director of Planning and Development and the landscape consultant. Submission information to the Board shall include, but not be limited to the following:

*Conceptual/sketch Plan:*

a. All drawings should have a scale that is indicated on the drawing, along with the direction of north and each sheet should be numbered and dated.

b. The design character of the building(s) should be shown on the plan along with a three-dimensional concept sketch indicating anticipated size, shapes, materials and relationship to the site.

c. Generic landscape ideas and exterior space concepts should be included.

*Preliminary Plan:*

a. Provide building plans and elevation drawings to scale that are numbered and dated. Provide a first-floor plan.

b. All building elevations must be in color. All colors shown shall be the colors of the building to be constructed and identified by an objective manner, paint identification number or nomenclature, or similar material.

c. Three-dimensional representations of primary building façades should be included that include roof forms, method of screening visible building equipment, trash and loading areas. These drawings shall indicate color and material representations.

d. The Board may request: a site profile incorporating a key building profile; an additional three-dimensional rendition or electronic 3-D walkthrough; or even a mass model, if necessary to fully understand the three dimensional characteristics of proposed buildings.

*Final Plan:*

a. Provide final design drawings that include final design refinements that incorporate Board comments from prior submissions. Provide colored elevations of all building elevations, screening, light fixtures, roof penetrations, HVAC grilles, building-mounted lights, signs and canopies. Clearly identify all materials and colors, including exterior soffit materials.

b. Provide colored exterior elevations of all sides of building and provide three-dimensional renditions, if requested by the Board. Provide a first-floor plan and a roof plan. Provide elevations of exterior screen walls.

c. Provide a "hardscape" plan at least 1/8"–1' 0" in scale indicating: pedestrian paving materials; surface patterns; control and expansion joint locations; key dimensions and location of landscape accessories; and all site accessories. This plan shall include all dimensioning necessary for accurate layout of all paving including control and expansion joint locations.

d. Final grading plans and landscape planting plans shall be prepared and sealed by a Licensed Landscape Architect.

e. Provide a written list of all exterior building materials with samples of each material. A sample of glass will be required if anything other than clear glass is being proposed.

f. Provide catalog cuts with color selections of site lighting fixtures and landscape accessories including: fencing, tables, benches, trash containers, tree grates, tree guards, pedestrian walkway light fixtures, landscape lighting fixtures, bollards, fountains, clocks and bicycle racks, etc. Provide material and color samples of unit paving materials. Lighting fixture submittals shall indicate type of lamp and wattage per fixture.

g. Provide a signage package including drawings to scale of all site signage, including building-mounted signs, site signage including vehicular traffic control signs. This material shall clearly indicate the graphic layout, dimensions, colors, type of illumination, lamp wattage.

h. Provide finished grading plans and landscape plans. Finish grading and landscape plans shall be prepared and sealed by a NYS licensed landscape architect. Final landscape drawings shall include a plant schedule that clearly keys each plant type to the site. This schedule shall include the Latin name, common name, plant group, height, ball size, quantity and caliper required. See landscape section for additional requirements.

## 10. Terminology

For the purposes of these Guidelines, the following shall serve to clarify the meaning of special terminology included in this text:

a. *Earth Forms:* This term describes the three-dimensional character of subtle earth mounds or depressions which may be used to aesthetically enhance the locations of site plan features such as pedestrian walkways, pedestrian gathering areas, paved parking areas, locations of featured plant groupings, signage or landscape elements, among other things. Irregular earth forms are preferred. This term refers to visually soft, curvilinear earth shapes that undulate in both the vertical and horizontal planes. Earth forms where possible, should be interconnected into groups, the tops of which might vary from 12 inches to 30 inches and in special cases, higher or lower. The slope of grades used in defining earth forms could be gradual enough to allow for the mowing of sloped surfaces.

b. *Hardscape:* This term describes that portion of a finished landscape design which includes, but is not limited to, the dimensional layout of pedestrian paving materials and patterns; the location of paving score lines and expansion joints; the location of landscape accessories including but not limited to bicycle racks, tables, benches, trash containers, tree grates, tree guards, bollards, trellises, gazebos and decorative walkway lighting; and the location of raised planters, curbed plant beds and decorative fountains. Hardscape elements are any of the above listed landscape accessories that are used to enhance the overall landscape design.

c. *Pedestrian Friendly:* This term describes the positive aesthetic character of exterior space design that is likely to be inviting, interesting and enjoyable to pedestrians. Design components that impact on the pedestrian friendly and pedestrian scale of spaces include: pedestrian paving materials and their colors, textures and patterns; plant material including seasonal variety and color; subtle earth forming; size and character of pedestrian signage; use of park-like landscape accessories such as plant beds, benches, tree grates, tree guards, bollards and

decorative lighting, to mention a few. It is important to note that pedestrian scale spaces can and should be inviting to passing motorists as well.

d. *Sense of Place:* This term describes the ambiance of exterior spaces that are designed to have a personality that is inviting and attractive to pedestrians. Such spaces are best located between parking areas and building entrance façades, between buildings or between building wings.

■ The above resolution was offered by MR. VIETS and seconded by MR. DELUCIA at a meeting of the Town of Farmington Board held on February 19, 2020. Following discussion thereon, the following vote was taken and recorded in the Official Minutes of the Board.

| | |
|---|---|
| Adrian Bellis | Aye |
| Timothy DeLucia | Aye |
| Edward Hemminger | Aye |
| Shauncy Maloy | Aye |
| Douglas Viets | Aye |

Motion carried.

I, John M. Robortella, Clerk of the Board, do hereby attest to the accuracy of the above resolution and to it being acted upon by the board at a meeting held on February 19, 2020.

_____ L.S.
John M. Robortella
Clerk of the Town of Farmington Board