

**Minutes**  
**Pittsfield Planning Board**  
**Regular Meeting**  
**November 12, 2013**

The Pittsfield Planning Board met on Tuesday, November 12, 2013 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, ME.

**Present:** Brent Newhouse, Walter Reuter, Jack Wright, Royce Sposato, and Alan Dunphy. **Absent:** Holly Zadra, Kelly Flanigan and Jan Laux. **Also Present:** Scott Chase, Duane Ames and Building Inspector Steve Seekins.

1. Chair **Alan Dunphy** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Royce Sposato** and seconded by **Brent Newhouse** to adopt the minutes of the meeting of September 9, 2013.

**VOTE: UNANIMOUS AYE**

3. **Public Hearing: NONE**

4. **New Business:**

- a. Site Plan Review Pre-Application Conference to determine if the Planning Board would require a Site Plan Review to allow a used car sales proposed by Scott Chase at 430 Main Street, Tax Map 22 Lot 39 in Zoning District C-2.

Chair **Alan Dunphy** lead the discussion on need for Site Plan Review. Scott Chase explained his plan was to have a rotating stock of 4 to 6 used cars for sale. He advised that no additional signage would be needed other than rewording the existing sign. Landowner, Duane Ames, noted his support of the car sales. The Planning Board agreed that since this added use would not substantially increase the on or off site impacts, a Site Plan Review would not be needed.

Motion by **Walter Reuter** and seconded by **Jack Wright** that a Site Plan Review would not be required for addition of a used car sales to this site.

**VOTE: UNANIMOUS AYE**

- b. Update on the proposed ordinance to address un-kept buildings and yards and in-law apartments.

Chair **Alan Dunphy** lead the discussion on the email from town attorney, Natalie Burns, dated November 4, 2013 on rewording of the proposed Property Maintenance Ordinance. The Planning Board would like the town attorney to rewrite the ordinance with her recommendations for their

review. Concern was expressed that the State junkyard ordinance does not clearly address having an accumulation of un-serviceable used lawn mowers, snowmobiles, boats, motorcycles and lawn tractors. Chair **Alan Dunphy** expressed concerns that the proposed Property Maintenance Ordinance as written would cause undue hardship on low-income residents.

5. **Other Business:**

**Brent Newhouse** and **Alan Dunphy** asked that Steve Seekins report to town manager that the railroad racks at the Webb Road and Industrial Park Street crossings need repair.

The application for the proposed Dollar Store at Tax Map 27 Lot 83 was discussed. The applicant has asked if the Planning Board requires a pre-application meeting. The Planning Board felt the pre-application need is the decision of the applicant and not the board.

The election of officers and the appointment and re-appointment board members for 2014 was discussed. Steve Seekins is to see if the election can take place in December of 2013. Royce Sposato expressed an interest in being the Vice Chair, Walter Reuter would like to be re-appointed as member. The board agreed that they would like Alan Dunphy to remain as Chair. **Alan Dunphy** advised he would be away and could not attend the January, February and March meetings.

6. **Adjournment:**

Motion by **Royce Sposato** and seconded by **Walter Reuter** that the meeting be adjourned at 7:42 pm.

**VOTE: UNANIMOUS AYE**

Respectfully submitted by:  
Steve Seekins, Building Inspector  
Nicole Nickolan, Town Clerk