MEETING MINUTES
Pittsfield Planning Board
February 13, 2012

The Pittsfield Planning Board met on Monday, February 13, 2012 at 7:00 p.m. in the Council Chambers of the Pittsfield Municipal Building to consider the following agenda.

PRESENT: Alan Dunphy, Kelly Flanigan, Fred Raynes Royce Sposato and Walter Reuter.
ABSENT: Chris Cookson and Jack Wright **Also Present:** Building Inspector Steve Seekins.

1. Chairman Alan Dunphy opened the meeting by leading the Pledge of Allegiance to the flag.

2. **Election of Officers**

   Motion by **Kelly Flanigan** and seconded by **Fred Raynes** that **Alan Dunphy** be elected Chairperson.

   No other nominations.

   VOTE: UNANIMOUS AYE

   Motion by **Fred Raynes** and seconded by **Walter Reuter** that **Kelly Flanigan** be elected Vice Chairperson.

   No other nominations.

   VOTE: UNANIMOUS AYE

3. Motion by **Fred Raynes** and seconded by **Kelly Flanigan** to adopt the minutes of the regular meeting of November 14, 2011.

   VOTE: UNANIMOUS AYE

4. Motion by **Walter Reuter** and seconded by **Kelly Flanigan** to adopt the minutes of the special meeting of December 5, 2011.

   VOTE: UNANIMOUS AYE

5. **PUBLIC MEETING:** None

6. **NEW BUSINESS/DISCUSSION ITEMS:**

   a. Comprehensive Plan updating

      The Planning Board members had a discussion regarding the need to update the Comprehensive Plan. Members were provided FAQ: "The Comprehensive Plan Deadline" information sheet from the State Planning Office. Alan Dunphy noted that his thoughts are that we should stick very close to what we already

have as far as format, but we should update the goals and any Ordinance that may need updating. Fred Raynes questioned how an Ordinance is changed. Steve Seekins noted there is a form that needs to be filled out to start the request process and explained some of the steps that need to be taken. Kelly Flanigan asked if the cost of the update is in the Town Budget or will the amount be borrowed? Steve Seekins stated he couldn't answer that question, but the Town Manager could. The Code Enforcement officer noted the cost could be $18,000 – $24,000. The Town Manager thinks we can do better then that on the price. Kelly Flanigan asked if this item was before the Board asking if they feel the Comprehensive Plan needs to be updated. Is it the Boards choice? Steve Seekins stated that this is just to give you a heads up that the process is starting. The paperwork I have provided from the State explains why we have to do this. Alan Dunphy noted that this would have to be opened up to the public in someway. I cannot fathom that we will have to go to the same extremes as when we first worked on it. Kelly Flanigan asked what are our responsibilities for this project as we are being told we have to do it. Alan Dunphy noted when this was last done there were 6 or 7 different committees working on it. I updated the history and presented that. We basically opened all the committees up and listened to what the public had to say. We put questionnaires out. We then got together as a committee and decided what should and shouldn't be included. The process worked pretty good for the most part. There were some fall downs. The company that we had when we did the first plan recommended that we start from scratch. We didn't have any issues until the Public Hearing, where quite a ruckus was raised. It finally worked out, then we found out there were little problems that kept showing up because we had re-written all the Ordinances instead of updating them. Kelly Flanigan asked how long the process took last time. Alan Dunphy stated it was probably a two-year process initially. Kelly Flanigan noted the paperwork they received states the deadline is December of 2012. Alan Dunphy stated if we try to do it from scratch, we would not make it. Steve Seekins noted the paperwork states this process will take anywhere from 18 – 24 months. Steve Seekins noted that the Town Manager thinks the deadline will be extended as all of the Town's have fallen behind the eight ball. Alan Dunphy stated the Board members should probably read through the comprehensive plan and the update and form a conscience of what we think needs rework and what may not need as much. From there we can work on what we need to do and how we are going to do it. Walter Reuter pointed out a paragraph on top of the back page of the FAQ that states the SPO has changed the rules for reviewing plans, so in many cases the entire format of the plan must be changed. Steve Seekins noted that he has been through the 30-40 page checklist the State requested we fill out and submitted that to the State. The State didn't have the people to review it, so it didn't really do us any good. Perhaps it will in the future. One of the reasons that we have to do it is to be eligible for the CDBG grants or some of the DOT funding. Walter Reuter stated that the Town is desperately dependent on these grants. Alan noted that the Board can't do much else other then review the comprehensive plan and the checklist, until we get our consultant. Alan Dunphy stated that we have done fairly well, since the update in 1997, with keeping our Ordinances up to speed. Other then the goals of the people of the Town, we can't be too far

off. Fred Raynes stated we have not considered that we have a very mobile population. You would be surprised of the number of people that have moved here in the last 20 years. Pittsfield has a high turnover rate. The people that come here from away, particularly from out of state, may have completely different attitudes, values and plans on what they want and at some point that may be a consideration. Alan Dunphy noted that was something they dealt with in 1997. They wanted to have the area around MCI designated as a historic district. There were a number of people who attended the forums regarding this, so it wound up in the comprehensive plan. It ended up being shot down when we had the final public hearings setting it into writing. It was one of the worst meetings I have ever been to. Walter Reuter noted having your home listed as a historic site can be an extremely expensive venture. Alan Dunphy discussed some of the struggles that the committees have faced in the past. One of the things that everyone said they wanted was for Pittsfield to remain an agricultural community. I believe we only have maybe 7 active farms now, if that. Fred Raynes agreed, we are not an agricultural town. I think there are only 3 working farms in Pittsfield, which actually make a living from it. The chicken farms are all gone now, and so are the cow farms. Kelly Flanigan asked if perhaps the goals need to be a bit more general, and not so specific so you can change with the times? Walter Reuter stated with the economy the way it is, we shouldn't tie the hands of the Town to go in only one specific direction. If the economy does not support that direction we are in big trouble. Many of the Board members felt Pittsfield is more of a residential community with no industry in the Town. In essence, people live here and commute to Waterville, Augusta and Bangor for work. Walter Reuter stated we still have energy here. We have Cianbro, UTC, Walpole Woodworkers and Sonoco. We do have some industry in Town, and with the Industrial Park expansion, we have plenty of room to expand. Alan Dunphy stated his feeling is what we should do as a Board is to review what we have in writing now and when we get the consultant he can tell us what the next step is.

b. Advised members of DEP Public Notice: Notice of Intent to file Sebasticook Valley Hospital Stormwater Law permit application. Members reviewed the site plans.

c. Members were provided a copy of Shoreland Zoning Newsletter.

7. OLD BUSINESS/DISCUSSION: NONE

8. ADJOURNMENT:

Motion by **Kelley Flanigan** and seconded by **Walter Reuter** that the meeting be adjourned at 7:52 pm.

VOTE: UNANIMOUS AYE

Respectfully submitted by:
Steve Seekins, CEO