

Minutes
Pittsfield Planning Board
Regular Meeting
May 11, 2015

The Pittsfield Planning Board met on Monday, May 11, 2015 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Present: Jan Laux, Anna Bockis, Holly Zadra, Matt Bolster and Tom Cote. Absent: Walter Reuter, Brent Newhouse, Jack Wright and Royce Sposato, Also Present: Town Manager Kathryn Ruth and Building Inspector Steve Seekins.

1. Vice Chair **Jan Laux** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Tom Cote** and seconded by **Anna Bockis** to adopt the minutes of the meeting of April 13, 2015.

VOTE: UNANIMOUS AYE

3. **New Business: None**

4. **Public Hearing:**

Proposed changes to:

4. a Add to Chapter 13C, Land Use Definitions, a definition for Large Scale Commercial Development

4. b Add to Chapter 13, Zoning Ordinance: Requirements to regulate Home Based Enterprises.

4. c Change Chapter 13, Zoning Ordinance, Section 1.E to Read “ Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other Ordinance, other than the Shoreland Zoning Ordinance, regulation or statute, the more restrictive provision shall control”.

4. d Add to Chapter 13C, Land Use Definitions a definition for “Project” and a definition for “Prime Farm Land”.

Vice Chair **Jan Laux** open the Public Hearing at 7:04 pm. There were no members of the public present. Vice Chair **Jan Laux** closed the Public Hearing at 7:04 pm.

5. **Old Business:**

5. a Add to Chapter 13C, Land Use Definitions, a definition for Large Scale Commercial Development. Review changes proposed by The Town Attorney and consider recommending that the Pittsfield Town Council adopt. **Anna Bockis** asked if a Large Scale Commercial Development would be allowed on her street. Steve Seekins explained the Large Scale Commercial Development is only allowed in the CDOC district of C-4.

Motion by **Tom Cote** and seconded by **Matt Bolster** to recommend item 5.a above be adopted by Pittsfield Town Council.

VOTE: UNANIMOUS AYE

5. b Add to Chapter 13, Zoning Ordinance: Requirements to regulate Home Based Enterprises. Review changes proposed by The Town Attorney and consider recommending that the Pittsfield Town Council adopt.

Motion by **Anna Bockis** and seconded by **Holly Zadra** to recommend item 5.b above be adopted by Pittsfield Town Council.

VOTE: UNANIMOUS AYE

5. c Change Chapter 13 Zoning Ordinance Section 1.E to Read “ Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other Ordinance, other than the Shoreland Zoning Ordinance, regulation or statute, the more restrictive provision shall control”. Review changes proposed by the Town Attorney and consider recommending that the Pittsfield Town Council adopt.

Motion by **Matt Bolster** and seconded by **Tom Cote** to recommend item 5.c above be adopted by Pittsfield Town Council.

VOTE: UNANIMOUS AYE

5. d Add to Chapter 13C, Land Use Definitions a definition for “Project” and a definition for “Prime Farm Land”. Review changes proposed by the Town Attorney and consider recommending that the Pittsfield Town Council adopt.

Motion by **Tom Cote** and seconded by **Matt Bolster** to recommend item 5.d above be adopted by Pittsfield Town Council.

VOTE: UNANIMOUS AYE

6. Other items that come before the Board:

Holly Zadra resigned as a Planning Board Member, for personal reasons, effective at the end of this meeting. She advised that her husband, Vaughan Woodruff, would like to be considered for her seat. She was advised that alternates members **Anna Bockis** and **Matt Bolster** would need to be considered first. Both **Anna Bockis** and **Matt Bolster** indicated they would like to be considered for **Holly Zadra’s** vacant seat. She was advised her husband Vaughan Woodruff may want to be considered by Town Council as an alternate member. Vice Chair **Jan Laux** and Kathryn Ruth both thanked **Holly Zadra** for her service.

Steve Seekins provided copies of the KVCOG Planning Board and Board of Appeals training packet dated 04-23-2015

7. Adjournment:

Motion by **Tom Cote** and seconded by **Anna Bockis** that the meeting be adjourned at 7:13 pm.

VOTE: UNANIMOUS AYE

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