

# Minutes

## Pittsfield Planning Board

### Regular Meeting

### April 14, 2014

The Pittsfield Planning Board met on Monday, April 14, 2014 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

**Present:** Alan Dunphy, Brent Newhouse, Holly Zadra, Jan Laux and Walter Reuter. **Absent:** Jack Wright, Royce Sposato and Thomas Cote. **Also Present:** Scott Braley of Plymouth Engineering, Steve Morin of Hancock Lumber, Town Manager Kathryn Ruth and Building Inspector Steve Seekins.

1. Chair **Alan Dunphy** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Jan Laux** and seconded by **Walter Reuter** to adopt the minutes of the meeting of March 10, 2014.

**VOTE: UNANIMOUS AYE**  
**DUNPHY: ABSTAINED**

3. **Public Hearing:**

- a. On Chapter 16 Shoreland Zoning Ordinance Section 15 Land Use Standards to address density requirements to allow development in the General Development of Shoreland Zoning as follows”

**In the General Development District that is served by municipal water and sewer systems, capable of supplying service, the Planning Board may approve greater residential or use densities than set forth in Section 15 (1) (a)(b)(c) above provided the development is contained in the foot print of the existing structures only.**

Chair **Alan Dunphy** opened the Public Hearing. Kathryn Ruth explained that the proposed change is to allow and enhance the opportunities for re-development of properties in the shoreland zone, specifically properties that have buildings that are served by town sewer and water. There were no proponents or opponents. Chair **Alan Dunphy** closed the Public Hearing.

The Maine Municipal Association training was discussed. It was decided to wait for KVCOG training sessions, which are usually free. Kathryn Ruth advised she would check with KVCOG to find out when they will have their training.

Alan Dunphy suggested the discussion of Mobile Home be postponed until the next meeting to allow Dwayne Ames to be at the meeting.

4. **New Business:**

- a. Pre-Application Conference with Steve Morin and Dennis Verrill of Hancock Lumber on their plans to erect a shavings silo that will replace the two existing silos and to remove and replace a section of their building. The Board's determination of whether a Site Plan Review is required is requested.

Chair **Alan Dunphy** led the discussion on whether or not the Planning Board would require a Site Plan Review.

**Holly Zadra** asked Steve Seekins if the codes allow the Planning Board to determine if the Board could waive the need for a Site Plan Review. Steve Seekins explained the Board could determine if proposed project would meet the requirements for the need for a Site Plan Review. Steve Morin of Hancock Lumber explained they have installed a new planer that is capable of greater production than the one it replaced, however, it produces more shaving than the existing silo can handle. This has actually resulted in decreased production until a new silo is installed. Steve Morin advised the new silo would replace two existing silos that will be removed. He also advised the new silo would be in courtyard of the mill on existing impervious ground. Scott Braley explained the new maintenance building would be located in the existing footprint of the shed building that would be removed.

Motion by **Walter Reuter** and seconded by **Jan Laux** that a Site Plan Review would not be needed for the silo project or the new maintenance building.

**VOTE: UNANIMOUS AYE**

5. **Old Business:**

- a. Consider recommending to Town Council changes to Chapter 16 Shoreland Zoning Ordinance Section 15 Land Use Standards to address density requirements to allow development in the General Development of Shoreland Zoning as listed above.

Motion by **Walter Reuter** and seconded by **Holly Zadra** to recommend to the Town Council changes to Chapter 16 Shoreland Zoning Ordinance, Section 15. Land Use Standards to address density requirements to allow development in the General Development of Shoreland Zoning as listed in the Public Hearing above.

**VOTE: UNANIMOUS AYE**

- b. Continue the implementation of the Land Use Plan Strategies in the Comprehensive Plan adopted August 2013

-List of required items on page 137

Chair **Alan Dunphy** led a discussion on Manufactured Home Parks (MHP) in Zone C-4. He noted that this would be discussed at that next meeting to allow input from Dwayne Ames who could not be at this meeting.

Chair **Alan Dunphy** questioned if limiting MHP in the C-4 zoning district to 4 units would actually reduce development pressure in C-4 or would it result in more smaller lots, which may have a great impact than 1 larger one of say 20 units.

**Walter Reuter** expressed concern that MHP of 4 units would have difficulty generating enough income to maintain the park. Kathryn Ruth noted limiting C-4 to 4 unit MH parks would seem to discourage MHP because the small parks would not generate enough income to make them feasible for a developer.

A review of permitted uses for commercial development in C-4 was discussed. Steve Seekins explained the work sheet for suggested requirements for Home Enterprises in C-4. He explained we currently allow Home Enterprises in C-4, however, we have no definition of what a Home Enterprise is or its requirements. He suggested the board may want to consider establishing a list of requirements for Home Enterprises or the board may want to eliminate Home Enterprises from the use charts. Chair **Alan Dunphy** then led the discussion on the Home Enterprise work sheet. Chair **Alan Dunphy** was concerned on wording of (there shall not be changes to the outside appearance of the dwelling). A long discussion on the items in the work sheet continued. It was suggested by Steve Seekins that the Board take the work sheet home to fill in the blanks/make suggested changes and present them at the next meeting. The Board agreed.

Kathryn Ruth asked if a pellet mill would be allowed in C-4. The Board felt that it was a natural resource base industry, which is allowed in C-4, fitting best in C4-CDOC.

Next the review of growth districts was discussed. It was noted that all districts except C-4 are growth districts. This has not changed from the 1997 Comprehensive Plan. All growth districts remain the same in the new 2013 Comprehensive Plan.

R-3 was reviewed and it was noted that it is fully developed into lots, of which not all are built on. Creating more lots would require a revision to the approved subdivision plan. R-3 is fully built with the possible exception of the SAS property, which is only offered at this time by the Trust as a single unit of sale.

The C-1 District was discussed to determine if changes to encourage growth would be possible. It was noted current allowed uses offer good opportunity for growth. Chair **Alan Dunphy** stated he could not see any way to change C-1 to encourage growth.

Motion by **Walter Reuter** seconded by **Jan Laux** not to recommend any changes to C-1.

A lengthy discussion followed. **Holly Zadra** discussed development of the Wright Mill on Central Street. Steve Seekins noted there is a provision in the Zoning Ordinance that would allow the Planning Board to consider re-establishing the prior use of this building under certain conditions. This section would allow those facilities that were in place prior to the zoning ordinance revisions to be able to be developed again. The Quonset building on Middle Street was discussed. Zoning changes were not noted that would encourage its use.

Motion by **Jan Laux** seconded by **Walter Reuter** to table the motion above (not to recommend any changes to the C-1 district) to the next meeting.

**VOTE: UNANIMOUS AYE**

**Holly Zadra** expressed concerns of approving a project such as the Dollar Store that met the conditions of zoning but in her opinion may not meet the intent of the comprehensive plan. Chair **Alan Dunphy** commented that unless a proposal is right on a zone line or out in left field of approved uses the board simply does not have any way to disapprove a project if it meets the town ordinance requirements.

**6. Other items that come before the Board:**

- Other Items requested to be reviewed by Planning Board Members and or the public.

The Letter from Jane Woodruff dated February 11, 2014 was discussed. The fact that a Public Hearing was not held was discussed. It was noted by Chair **Alan Dunphy** that holding a Public Hearing would not have changed the approval of the Dollar Store's Site Plan Review because the application met the requirements for approval for the Zoning District. It was decided that Board Members are to make notes for a response to the letter that will be drafted at the next Planning Board Meeting on May 12, 2014.

**VOTE: UNANIMOUS AYE**

Chair **Alan Dunphy** noted the following would be discussed at the May 12, 2014 meeting:

- Tabled motion on the C-1 zoning district uses
- Mobile Home Parks in the C-4 zoning district
- Large Scale Commercial development in the C-4 zoning district
- Home Enterprises requirements in the C-4 zoning district
- Response to Jane Woodruff's letter of February 11, 2014

**7. Adjournment:**

Motion by **Walter Reuter** and seconded by **Alan Dunphy** that the meeting be adjourned at 8:42 pm.

**VOTE: UNANIMOUS AYE**

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