

Minutes
Pittsfield Planning Board
Regular Meeting
July 7, 2014

The Pittsfield Planning Board met on Monday, July 7, 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 Tom Cote. **Absent:** Walter Reuter, Jack Wright, and Royce Sposato. **Also Present:** 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 **Holly Zadra** and seconded by **Tom Cote** to adopt the minutes of the meeting of June 9, 2014.

VOTE: UNANIMOUS AYE

3 **Public Hearing: NONE**

4. **New Business: NONE**

5. **Old Business:**

- a. Continue the implementation of the Land Use Plan Strategies in the Comprehensive Plan adopted August 2013 on page 137
 - Eliminate conflicts between the Riverfront and underlying Shoreland Zoning

Chair **Alan Dunphy** led the discussion on eliminating conflicts Riverfront and underlying Shoreland Zoning. The following documents were reviewed and discussed.

- Comprehensive Plan Land Use Strategies: (page 137 of the Plan) Regulatory Changes: “Eliminate conflicts between the Riverfront and underlying Shoreland Zoning”
- Comparison of permitted uses of Districts that abuts the Shoreland District General Development
- Possible wording to address Shoreland Zoning Conflicts

Steve Seekins pointed out that some of the more troubling conflicts are farm animals are allowed (without requiring a permit) in General Development of Shoreland Zoning (GDSZ), which abuts in-town residential districts where farm animals are not allowed. Also there are not street or lot line setback or sign permitting requirements in GDSZ or other Shoreland zones. There are other conflicts listed in the

“Comparison of permitted uses of Districts that abuts the Shoreland District General Development” document provided to board.

It was decided that proposed wording listed in the “Possible wording to address Shoreland Zoning Conflicts” document be changed to read as follows.

Chapter 16 Shoreland Zoning Ordinance

7. Conflicts with Other Ordinances.

Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other ordinance, Where The Town of Pittsfield Chapter 16 Shoreland Ordinance Districts overlay Chapter 13 Zoning Ordinance Districts, regulation or statute administered by the municipality, the more restrictive provision shall control. With the exception of Chapter 13 Zoning Ordinance setback requirement as pertains to street and lot line setback shall be a minimum of 10 feet in the shoreland zones.

Chapter 13 Zoning Ordinance

D. APPLICABILITY

The provisions of this Ordinance shall govern all land and all structures within the boundaries of the Town of Pittsfield, except as designated under the Town of Pittsfield Shoreland Zoning Ordinance Chapter 16 section 7

E. CONFLICTS WITH OTHER ORDINANCES

Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other Ordinance, regulation or statute, the more restrictive provision shall control. This Ordinance supersedes and replaces the Pittsfield Zoning Ordinance, which became effective on _____ Date.

Motion by **Tom Cote** and seconded by **Holly Zadra** to recommend to the Town Council the above rewording/changes to Chapter 16 Shoreland Zoning Ordinance and the Chapter 13 Zoning Ordinance be made.

VOTE: UNANIMOUS AYE

Kathryn Ruth advised she would be submitting the above-recommended changes to the town of attorney to check the legality of the wording.

6. **Other items that come before the Board: NONE**

7. Adjournment:

Motion by **Jan Laux** and seconded by **Tom Cote** that the meeting be adjourned at 7:38 pm.

VOTE: UNANIMOUS AYE

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