

Minutes
Pittsfield Planning Board
Regular Meeting
June 14, 2017

The Pittsfield Planning Board met on June 14, 2017 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Members Present: Jan Laux, Simone Engelhardt, Vaughan Woodruff, Matt Bolster, Brent Newhouse, Tom Cote, Royce Sposato and Morris Pollard. Members absent: Anna Bockis. Also present: Jon Whitten Jr. of Plymouth Engineering, Heather, Audrey and Michael Holland, Chris Fullarton and Heather Storiuzzi Ward representing CMP, Paul F. Wintle and Building Inspector Steve Seekins.

1. Chair **Royce Sposato** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Jan Laux** and seconded by **Vaughan Woodruff** to adopt the minutes of the meeting of May 8, 2017. Simone Engelhardt questioned if the word reprocessed was the word intended to be used. (See page one of minutes). Chair **Royce Sposato** authorized Simone Engelhardt voting status due the absence of Anna Bockis.

VOTE: UNANIMOUS AYE

3. **Public Hearing: NONE**

4. **Old Business: NONE**

5. **New Business:**

- a. Site Plan Review Pre-Application Conference by Central Maine Power Co. at Bean's Corner Road Tax Map 19 Lot 17

Chair **Royce Sposato** opened the discussion to decide if a Site Plan Review Application was needed for this project. Chris Fullarton and Heather Storiuzzi Ward representing Central Maine Power Co. (CMP) described the project. Heather Storiuzzi Ward passed out a site drawing of the site and explained that all work will be inside the existing fence on the existing crushed stone pad. The new work will consist of adding one bay that will have a concrete base of 10.5 feet by 2 feet. **Tom Cote** noted that once the project is done people driving by will not notice the difference. Heather agreed. Heather advised there will be no digging out side of the fence. **Vaughan Woodruff** asked if there are homes is the approximate location. It was determined none are near and a wooded buffer exist between the home and substation. **Vaughan Woodruff** asked if this project was related to the Solar Project in the area. Chris Fullarton CMP advised is upgrade is needed as a result of the Solar project.

Motion by **Jan Laux** and seconded by **Simone Engelhardt** that a Site Plan Review Application will not be required.

VOTE: UNANIMOUS AYE

- b. Site Plan Review Application by Outland Farm Brewery at 404 Phillips Corner Road, Tax Map 18 Lots 57 and 58.

Chair **Royce Sposato** opened the discussion. Jon Whitten Jr. of Plymouth Engineering representing the applicant passed out updated site plans showing a proposed separate 2-acre lot with a private Right-of-Way with 200 feet of frontage on the new lot. He advised the applicants currently own the property. He explained that the financing bank requires that the proposed brewery to be on a separate lot. Jon advised the

electrical power and utility lines will be under ground. The existing driveway will be widened and extended to new building and parking lot. The new septic system will require a pretreatment system due to the high amount of biological matter. He stated the majority of the biological matter will be feed to agricultural animals or be sold to a recycling company to be processed into fertilizer. Solid waste will be collect to closed dumpsters for deposit at the town transfer station. Jon advised the operating hours will be Thursday through Sunday not before noon and not later 8:00 pm. Jon states it is not like they are opening a bar, in fact the actual building itself does not include a kitchen. Steve Seekins advised there two things to address, one being the site plan review approval and the other being the request for a private Row-of-Way. It was decided that request for a public Right-of-way (item 6 below) be voted on before approval of the Site Plan Review (item 5).

Chair **Royce Sposato** opened the review of the Finding of Fact Document starting with section 8.a.

Section 8.1.a:

With the information received at this meeting this item was considered complete.

Section 8.1.b:

With the information received at this meeting this item was considered complete.

Section 8.1.e:

With the information received at this meeting this item was considered complete.

Section 8.1.g:

With the information received at this meeting this item was considered complete.

Section 8.1.i:

With the information received at this meeting this item was considered complete.

Section 8.1.k:

With the information received at this meeting this item was considered complete.

Section 8.2 c.:

With the information received at this meeting this item was considered complete.

Section 8.2 c.:

With the information received at this meeting this item was considered complete. Power and utilities will be under ground. **Tom Cote** advised that from his knowledge from farming the land he believes that ledge may be a problem to burying underground cables to the proper depth. Steve Seekins advised in this case concrete encasement is usually used. The applicant advised this will be finalized with CMP.

Section 8.2.d.:

With the information received at this meeting this item was considered complete.

Section 8.2.e.:

With the information received at this meeting this item was considered complete.

Section 8.2.f.:

With the information received at this meeting this item was considered complete.

Section 8.2.g.:

With the information received at this meeting this item was considered complete.

Section 8.3d.:

It was noted by Brent Newhouse that the gravel for the driveway and parking lot needs to be per the plans submitted.

Section 8.3.f.:

With the information received at this meeting this item was considered complete.

Section 8.2.e.:

With the information received at this meeting this item was considered complete.

Section 9.3

A copy of the State of Maine Driveway Entrance Change of Use permit has been received. **Tom Cote** advised that the location on newly approved Right-of-Way may not agree with state sight safety requirements. It was noted that using the existing driveway to access the new Right-of-Way would be possible. **Vaughan Woodruff** asked if anyone in the audience wished to speak.

Paul F. Wintle advised he was in favor of the project.

Section 9.19:

With the information received at this meeting this item was considered complete.

Section 7.d and 7.f

The Board decided not to hold a public hearing or a site visit.

Applicant Michael Holland advised they plan to start the construction this year and open for business in February or March of 2018.

Motion by **Jan Laux** and seconded by **Tom Cote** to approve the application.

VOTE: UNANIMOUS AYE

6. Other items that come before the Board:

Request by Heather and Michael Holland for a 50' private Right-of-Way for the proposed new lot to be separated from lot 57 of tax map 18.

Chair **Royce Sposato** open the discussion on the request for a provide Right-of-Way that had been requested at this meeting.

Motion by **Vaughan Woodruff** and seconded by **Matt Bolster** the request to for the Right-of-Way be approved.

VOTE: UNANIMOUS AYE

7. **Adjournment:**

Motion by **Vaughan Woodruff** and seconded by **Tom Cote** that the meeting be adjourned.

VOTE: UNANIMOUS AYE

Respectfully submitted by:
Steve Seekins, Building Inspector