

**Minutes  
Pittsfield Planning Board  
Regular Meeting  
July 10, 2017**

The Pittsfield Planning Board met on July 10, 2017 at 7:00 pm with a site visit to 433 Hartland Ave. Tax Map 16 Lot 12 and then proceeded to 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, Morris Pollard and Anna Bockis. Members absent None. Also present: Tom Chaisson and Building Inspector Steve Seekins.

**1. Site Visit:**

Site Visit to 433 Hartland Ave. Tax Map 16 Lot 12. for the Planning Board to determine to the greatest practical extent the required setback distance for the proposed replacement garage from the wetland area of this lot. This is a requirement of the Resource Protection District of the Town of Pittsfield's Shoreland Zoning Ordinance.

**2. Proceed to the Council Chambers of the Pittsfield Municipal Building.**

**3. Open the meeting at the Council Chambers with the Pledge of Allegiance to the Flag.**

**4. Adoption of the Minutes:** Meeting of June 14, 2017

Motion by **Tom Cote** and seconded by **Vaughan Woodruff** to adopt the minutes of the meeting of June 14, 2017

**VOTE: UNANIMOUS AYE**

**3. Public Hearing: NONE**

**4. Old Business: NONE**

**5. New Business:**

- a. Consider approving the setback proposed for the replacement of the existing barn with a new garage to be to the greatest practical per the rules of Pittsfield's Shoreland Land Zoning Ordinance. Also, consider approving the Shoreland Zoning Permit Application of Thomas & Gail Chaisson to replace the existing Barn with a new garage structure at 433 Hartland Ave. Tax Map 16 Lot 12.

Chair **Royce Sposato** opened the discussion on the Shoreland Zoning Permit Application of Thomas & Gail Chaisson's proposed new garage to replace the existing barn. It was determined that the proposed replacement met the conditions of Section C of Shoreland Zoning (Non-conforming Structures), as it relates to replacement of the existing 26' x 40' Barn with a new 26' x 30' single story garage. The Board concluded that the proposed new garage being 10' shorter in depth will be 10' further away from wetlands than the existing. It will be no wider than the existing barn.

Motion by **Tom Cote** and seconded by **Anna Bockis** to approve the setback of the replacement garage to be at the same front location as the barn to be removed.

**VOTE: UNANIMOUS AYE**

Motion by **Tom Cote** and seconded by **Anna Bockis** to approve the Shoreland Zoning Application of Thomas and Gail Chaisson dated 07-3-17. This approval is contingent on the applicant supplying the documentation required by section C-4 of page 16-5 of the Town of Pittsfield's Shoreland Zoning Ordinance to the satisfaction of the Building Inspector.

**VOTE: UNANIMOUS AYE**

6. Other items that come before the Board:

**Jan Laux** opened an informal discussion suggesting that the town codes be reviewed to eliminate unclear items and to address restrictive requirements that would discourage people from wanting to move to Pittsfield. No decision was made.

**VOTE: UNANIMOUS AYE**

7. **Adjournment:**

Motion by **Jan Laux** and seconded by **Tom Cote** that the meeting be adjourned.

**VOTE: UNANIMOUS AYE**

Respectfully submitted by:  
Steve Seekins, Building Inspector