

MEETING MINUTES

Pittsfield Planning Board

April 9, 2012

The Pittsfield Planning Board met on Monday, April 9, 2012 at 7:00 p.m. in the Council Chambers of the Pittsfield Municipal Building to consider the following agenda.

PRESENT: Kelly Flanigan, Fred Raynes Royce Sposato Chris Cookson, Jack Wright and Alan Dunphy. **ABSENT:** Walter Reuter. **Also Present:** Town Manager Kathryn Ruth, Building Inspector Steve Seekins, Victoria Alexander-Lane, Michael Glencross, Steven Blake, Chris Osterrieder, Sue diRosarro, Michael Peterson, Mike Lange, Chris Huck, Michael Gallagher and Alex Barber.

1. Chairman **Alan Dunphy** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Royce Sposato** and seconded by **Jack Wright** to adopt the minutes of the regular meeting of March 12, 2012.

VOTE: UNANIMOUS AYE
ABSTAIN: ALAN DUNPHY

At this point in the meeting, **Alan Dunphy** stepped down as Chairman, and **Fred Raynes** took the seat to continue as Chairman Pro-tem for the Seabasticook Valley Hospital Site Plan Review Application.

3. **PUBLIC HEARING:**

Site Plan Review, for an addition to the Seabasticook Valley Hospital, 447 North Main Street. Map 30 Lots 30, 31, & 31-1

Kelly Flanigan abstained from the discussion and vote on the Seabasticook Valley Hospital Site Plan Review Application as her husband is an employee of Seabasticook Valley Hospital.

The Public Hearing was opened.

Victoria Alexander-Lane, CEO of Seabasticook Valley Health: Mrs. Alexander-Lane spoke as a proponent. What we are asking for tonight is a site review so we can go on with our plans. We understand that the Planning Board is requesting that the Town's engineering consulting look at the water and sewer. At the last meeting, it was noted that the town's engineers would be in town all summer on a town project. One of our concerns is our project will not work with that timeline. We would need to resolve this as quickly as possible. Photos and a floor plan of the hospital as it currently is were made available at the meeting for review. Victoria Alexander-Lane wanted to be clear that this meeting is only for a site plan review, not for approval of a building permit. It is not an expansion, as much as a renovation. There are actually two projects. One is to

renovate the boiler and many different utilities. Then, there is a second plan to renovate the inpatient beds. There were also plans showing what the renovations will look like.

Chris Osterrieder, of DeLuca-Hoffman Associates: Mr. Osterrieder reviewed the plans for the public noting the changes that would be made on both floors of the hospital for the project, as well as the parking lot. He noted that the DEP permits were received today. There were no changes to the plans since the last time they were presented.

Kathryn Ruth, Pittsfield Town Manager indicated on behalf of the Town, we would like to commend the hospital on their proposed upgrade, which is a great economic development project for the hospital, community and region. The project will enhance patient care and safety as well as provide for a more modern capital infrastructure. The Town is very aware of what the hospital is going through from the Town's experience in upgrading in excess of \$10 million dollars of infrastructure identified ten years ago as well as a lot of smaller projects. We know that SVH will succeed with its fundraising and have a great project for the area. Good Luck! Thank you for the ability to comment.

Mike Gallagher: I am the Vice Chair of the Board, so I should get up and say a little bit about the hospital. We have really been kept up to date with this project. It has been scaled back some since it started. I think it's a good addition to our region and I support it.

There were no opponents. The Public Hearing was closed.

4. **OLD BUSINESS/DISCUSSION:**

Site Plan Review, for an addition to the Seabasticook Valley Hospital 447 North Main Street. Map 30 Lots 30, 31, & 31-1 table from meeting of 3-12-2012.

Motion by **Alan Dunphy** and seconded by **Royce Sposato** to move the item from the table to the floor.

VOTE: UNANIMOUS AYE
ABSTAIN: KELLY FLANIGAN

Motion by **Alan Dunphy** and seconded by **Royce Sposato** to require a full set of architectural plans to be presented prior to permitting.

VOTE: UNANIMOUS AYE
ABSTAIN: KELLY FLANIGAN

Motion by **Royce Sposato** and seconded by **Alan Dunphy** to approve the site plan, but not the building permit, as long as the Town Engineering Firm approves the technical components of the project design in relation to the Town's water and sewer piping capacity and town regulations/ordinances; and obtaining all State of Maine, Federal and Town permits.

VOTE: UNANIMOUS AYE
ABSTAIN: KELLY FLANIGAN

At this point in the meeting Alan Dunphy took his seat as Chairman.

5. NEW BUSINESS/DISCUSSION ITEMS:

- a. Site Plan Review for the placement of a 20' x 20' Cold Storage Building by MSAD # 53 at 167 School Street at Tax Map 31 Lot 106.

The Site Plan Review Finding of Facts Document was reviewed.

Motion by **Fred Raynes** and seconded by **Jack Wright** to approve the Site Plan Application for the placement of a 20' x 20' Cold Storage Building by MSAD # 53.

VOTE UNANIMOUS AYE

- b. Comprehensive Plan update session # 1 presentation by Kennebec Valley Council of Governments (KVCOG).

A discussion took place on the approach to get this project going and accomplished within a one (1) year period. The Town has provided the 1997 Plan and 2007 Update materials to KVCOG in electronic form and KVCOG has converted both documents into Word Format. KVCOG is going through each section and providing notations where the plan needs to be updated for the 2012 review. Each section will be forwarded to the Building Inspector, who will review and distribute to the Planning Board for their review.

The Work Plan for the Comprehensive Plan was reviewed in depth.

The general schedule was established with the following sections to be reviewed on the following dates/meetings with two Planning Board Meetings scheduled per month except July and August, which will have one meeting per month:

04/23/2012	Population; Historical Profile (Historic and Archeological) and Housing Demographics
05/14/2012	Economic Development
05/29/2012	Transportation
06/11/2012	TBD
06/25/2012	TBD
07/2012	TBD
08/2012	TBD
09/2012	To hold a Visioning Session for the community

The sections for review for the next meeting were distributed via the package and at the meeting this evening.

Sections were pointed out that will need to be updated in all documents.

For the Housing Local conditions/neighborhoods, the Building Inspector is to review the housing starts so that we can determine if the areas that grew from 1997 to date were those in fact promoted by the last plan for growth.

For the Economic Profile, the Town Manager is to update this section and will contact the Pittsfield Economic Expansion Corporation, Economic Development Team and Town Councilors for ideas and recommendations.

For the Transportation section, the Town Manager will update the document. Chris Huck explained that the Town does not need to list the review of each road and have a road inventory in the actual plan.

For the Natural Resources section, the Town Manager has ordered the Beginning with Habitat Maps. It was suggested that Matt Bernier would be a good resource.

For the Agriculture/Forestry section, it was recommended that the Farmers' Market be contacted for input.

For the Public Facilities section, the Town Manager will organize this section with materials collected from all the Departments.

For the Recreation section, the Recreation Director, Parks and Recreation Committee and Recreation volunteers were identified as resources.

For the Fiscal Management section, the Town Manager will update this section with input from the Departments.

KVCOG will be providing State data and mapping as needed for these sections as well as making notes on the documents for items to update after reviewing the sections.

6. ADJOURNMENT:

Motion by **Fred Raynes** and seconded by **Jack Wright** that the meeting be adjourned at 8:27 pm.

VOTE: UNANIMOUS AYE

Respectfully submitted by
Nicole Nickolan, Town Clerk