

# Minutes

## Pittsfield Planning Board

### March 25, 2013

The Pittsfield Planning Board met on Monday, March 25, 2013 at 7:00 pm. in the Council Chambers of the Pittsfield Municipal Building.

**PRESENT:** Royce Sposato, Jan Laux, Holly Zadra, Kelly Flanigan, Jack Wright, Brent Newhouse, Alan Dunphy and Walter Reuter. **Also Present:** Town Manager Kathryn Ruth, Building Inspector Steve Seekins, Bill Robinson, James Robinson and Ron St. Pierre representing A. E. Robinson Oil Company Inc.

1. Chair **Alan Dunphy** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Holly Zadra** and seconded by **Royce Sposato** to adopt the minutes of the meeting of February 11, 2013.

**VOTE: UNANIMOUS AYE**  
**Alan Dunphy abstained**

3. **PUBLIC HEARING: NONE**
4. **NEW BUSINESS: NONE**
5. **OLD BUSINESS:**

**Kelley Flanigan** conducted the review of A.E. Robinson Oil Company, Inc Finding of Facts in order to maintain continuity as she conducted the previous meeting that addressed the Site Plan Review.

**Brent Newhouse** abstained from voting or commenting on the Application of A.E. Robinson Oil Company, Inc. because he was a contractor bidding on the project.

Motion by **Walter Reuter** and seconded by **Holly Zadra** that alternate **Jan Laux** be allowed to vote on the Site Plan Review Application of A.E. Robinson Oil Company Inc in place of Brent Newhouse.

**VOTE: UNANIMOUS AYE**  
**Jan Laux abstained**

**Kelly Flanigan** then lead the review of Site Plan Review Application of A.E. Robinson Oil Company, Inc., 494 Somerset Ave, Tax Map 11, Lot 32 to replace convenience store and fuel pumps with a new facility.

Ron St. Pierre, representing A.E. Robinson Oil Company, Inc., provided updated drawing plans, explained the project and provided answers to questions from the board members.

The number of allowed signs was discussed. Steve Seekins pointed out that 5 signs, not exceeding a total of 60 square feet, was approved at the February 11, 2013 meeting. Steve explained that in the case of a two-sided sign that only one side is figured in determining the 60 square feet.

Ron St. Pierre stated that all lighting would be the cast down type and will not spill over onto abutting properties.

Mr. St. Pierre advised 3 pine trees at the south property line would remain and provided a plan showing that an additional 13 cedar trees would be planted. Mr. St. Pierre advised these trees would be four feet tall. These cedar trees will be planted to deflect car headlights from lighting the mobile home park sites.

Mr. St. Pierre advised there will be fencing around the trash dumpster and LP gas tank that will conceal them from view.

Mr. St. Pierre was given a receipt stating the application was complete and the project was approved per conditions noted on last page of the Finding of Fact Document.

Motion by **Alan Dunphy** and seconded by that **Walter Reuter** that the Site Plan Review Application be approved for A.E. Robinson Oil Company, Inc providing the following conditions are met:

The project plans will require approval by the State of Maine Fire Marshall's Office.

The applicant will be required to obtain the services of a State of Maine Certified Third Party Inspector to certify that plans and construction are to the requirements of the Maine Uniform Building and Energy Code.

**VOTE: UNANIMOUS AYE**  
Brent Newhouse abstained

**Alan Dunphy** led a discussion to plan the process of adding a section to Chapter 13 of the Town Ordinances that would address un-kept yards and homes. It was decided that Steve Seekins will be prepare packages of sample ordinances from other towns that may aid in wording of the proposed Pittsfield ordinance. These packages will be provided in advance of the May 13, 2013 meeting.

**6. ADJOURMENT:**

Motion by **Royce Sposato** and seconded by **Walter Reuter** that the meeting be adjourned at 8:05 pm.

**VOTE: UNANIMOUS AYE**

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