

# Minutes

## Pittsfield Planning Board Special Meeting

### April 23, 2013

The Pittsfield Planning Board met on Tuesday, April 23, 2013 at 5:00 pm. at Maine Central Institute, Park's Gym at 295 Main Street, Pittsfield, Maine.

**PRESENT:** Holly Zadra, Jack Wright, Jan Laux and Alan Dunphy. **Absent:** Royce Sposato, Brent Newhouse, Kelly Flanigan and Walter Reuter. **Also Present:** Building Inspector Steve Seekins, Andi Vigue, Gene Taylor, Tom Ruksznis of Cianbro Corp., Christopher Hopkins of Maine Central Institute, Jennie Hart, Milton Webber, Jack Lynch, Mary Jane MacLauchlan, Donn MacLauchlan, Sue Rollman, Ricky Rollman, Donna Dunphy, Jason Allen, Jo-Helen Tolman and Tom Bertrand.

1. Chair **Alan Dunphy** opened the meeting by leading the Pledge of Allegiance to the flag.

2. **PUBLIC HEARING:**

Site Plan Review on a proposed project by Maine Central Institute and Cianbro Corporation to encase the waterway on Tax Map 22, Lot 24-1 by extending the existing culvert on Tax Map 25, Lot 3 to allow the area of Lot 24-1 to be converted into a sports practice field on Maine Central Institute's West Campus. This meeting will be held in conjunction with a Public Information Meeting for a notice of intent to file for a DEP Natural Resources Protection Act Permit Application.

Chair **Alan Dunphy** asked Maine Central Institute (MCI) and Cianbro to explain the project.

Chris Hopkins of Maine Central Institute: He hopes that the abutters have received the mailing notices including the letter he sent. The field will be used for recreational activities. The field will be available for the community to use. MCI, as a result of this project, will be using Manson Park less, which will reduce stress on the park.

Tom Ruksznis of Cianbro: Cianbro is in the permitting process currently. The permit applications will be submitted by the end of this week. Permits include DEP, NRPA Tier 3, Site Plan Review and flood plain permits. The project will start in July and be complete before school starts. The drainage culvert would be extended 350 feet to a new rip rapped outfall, not a plunge pool as planned originally. The area outside of the brook and the wetlands surrounding the brook will be re-graded to a big, flat lawn, which slopes to allow water flow to the brook and wetlands area as it currently does. The brook/wetland area on MCI land will be cleaned and maintained to a natural state with plantings and trees that would be natural to the site. Erosion controls measures will be implemented to meet state requirements during the project.

After the explanation, Chair **Alan Dunphy** opened the public hearing asking that people state their name and address before speaking. Chair Alan Dunphy asked that opponents speak first.

Jennie Hart: Questioned what the area will be used for and where would the parking be. Chris Hopkins explained that the exact layout of the playing fields has not been decided. Parking would remain the same, located at the music building to north of the site.

Sue and Ricky Rollman: Sue states they are not opposed to the playing fields and explained she walked the field with Chris Hopkins and Tom Ruksznis. She is concerned that the stream will become a pond someday on her land.

Sue asked what erosion control was. Tom Ruksznis explained that erosion control is a temporary silt fence installed to contain soil from the site from migrating off the site. This is removed when ground is vegetated. Rickie Rollman asked if the water flow would stay the same. Tom Ruksznis advised the water flow presently goes to the brook area and that would not change.

Sue asked what was the difference between a flood plain and a flood way. Steve Seekins explained the flood plain is the overall area of the brook and the area of flooding. The flood way is the flow area of the brook. Steve Seekins also explained that in order for Cianbro/MCI to obtain a flood plain permit a study meeting FEMA requirements must be done to prove that the proposed project would not increase the base flood elevation by more than one foot in any area of town. A Maine licensed engineer must complete this study before the permit can be issued.

Donna Dunphy: Advised she had her land surveyed and it was found she was not in a flood zone. She wants to make sure this work will not change that. Andy Vigue and Tom Ruksznis advised they are not making any changes that would change the flood zone.

Jo-Helen Tolman: Advised she too had her land surveyed and it was found she was not in a flood zone. Andi Vigue advised their licensed engineer has found this project will not increase the flood elevation.

Tom Ruksznis and Andi Vigue discussed the restrictions in the brook that are in the area behind Richie's Pizza. Their work in extending the 36" diameter pipe and tying in the 12" diameter foundation drain will not change these conditions. It will not add or take away from the flow amount. This is an issue that will need to be addressed by the landowners. This is not an issue that involves MCI. Steve Seekins advised that the landowners would need a DEP permit to work in the brook. Tom Ruksznis advised he has spoken to Richard Bellow of the Richie's Pizza property. He states Richard is open to removing the restriction in the brook but is not going to facilitate the process. Tom Ruksznis suggests the neighbors meet with DEP to determine what can be done. Tom states he would facilitate this. Mrs. Rollman asked who would pay for this work. Tom advised he sees this as a minor project taking 2 or 3 hours with an excavator after permitting. He suggests taking this project one step at a time as to who stands the expense of this. Alan Dunphy believes the bypass to this stream in the West Street area has alleviated the flooding issue at Raymond Street area. Steve Seekins asks if anyone has had flooding problems since the bypass was installed. No one at the session indicated that there had been any flooding. Donna Dunphy advised that the water flow had not been as much.

Chris Hopkins spoke stating it appears addressing this would be a simple process in which the DEP may give permission to go just go ahead or may need permitting. He suggests getting DEP on site and then figure out who would stand the cost. He thinks residents of the area would think a flowing stream would be a pretty nice thing.

Sue Rollman asked if the MCI permit would cover the brook cleaning behind her house. Tom Ruksznis and Andi Vigue explained this section of the brook is completely (both sides) on MCI property so the permit would cover it. MCI will maintain this section of brook as part of a student science project. There would no digging or changes to the shape of the brook.

At this point Chair **Alan Dunphy** asked that we move on to the proponents of the project.

Don McLauchlan: Advised he had cleaned up his half of stonewall and asked if MCI was going clean up their half. He also expressed he had no objections to the project. MCI advised they would be cleaning up their half.

Milton Webber: Advised there is bank at this property line. He asked if when cut into would it be rip rapped or stoned. Gene Taylor of Cianbro advised it would be sloped and seeded with grass. Milton also asked if the humped section of land at the south end of the foot ball field we be leveled and if so would cause water flow issues. Tom Ruksznis advised it would be leveled and it would not increase the water flow to steam.

Milton also asked if there are plans for a turf-covered field. Chris Hopkins advised the turf field has been talked about but no long-term movement on the issue has been planned. If a turf field were to be installed it would be in the area of present football field.

Donna Dunphy asked what activities are planned for the field. Chris Hopkins responded that layout has not yet been decided. It is expected that practice sessions and games may played on the site. Donna asked if the new field would be lighted. Chris Hopkins advised it would not be lighted.

Milton Webber asked the size of the field. Tom Ruksznis advised 9 plus acres not including the wetlands.

Chair Alan Dunphy asked if there were other questions. Hearing no response he thanked all for coming and closed the meeting.

### **3. ADJOURNMENT:**

The meeting was adjourned at 5:58 pm

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