

**Minutes
Pittsfield Planning Board
Regular Meeting
June 10, 2013**

The Pittsfield Planning Board met on Monday, June 10, 2013 at 7:00 pm, in the Council Chambers of the Pittsfield Municipal Building 112 Somerset Ave.

PRESENT: Brent Newhouse, Kelly Flanigan, Holly Zadra, Jack Wright, Jan Laux and Alan Dunphy. **Absent:** Royce Sposato and Walter Reuter. **Also Present:** Building Inspector Steve Seekins, Town Manager, Kathryn Ruth, Jim & Chad Hebert of Black Diamond Consultants, Inc. and Donald and Jane Woodruff.

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

The board approved Jan Laux to vote.

2. Motion by **Jan Laux** and seconded by **Brent Newhouse** to adopt the minutes of the meeting of May 13, 2013.

VOTE: UNANIMOUS AYE

3. **Public Hearing: NONE**

4. **New Business:**

Site Plan Review Application for a Telecommunication Facility Cupola Accessory Structure (Telecommunications Tower) at 113 North Lancey St. Tax Map 25 Lot 119 by Maine RSA # 1 d/b/a U.S. Cellular

Holly Zadra abstained from the discussion or voting to avoid a conflict of interest.

Alan Dunphy led the review of the Finding of Facts document. It was decided that neither a public hearing nor a site visit would be needed. The applicants were advised that plans meeting MUBEC requirements and stamped by a Maine registered engineer would be required before a building permit can be issued.

The location of sewer lines were not shown in the application, however building owner Donald Woodruff advised the sewer line is not located under the proposed tower. The need for a sprinkler system was discuss. Donald Woodruff advised the existing system had been disabled years ago. Steve Seekins advised he did not know the system had been disabled therefore one would not be required in the tower addition. It was noted that a letter from the Maine Historic Preservation Commission stating this site is not an archeological site is required before a building permit can be issued. It was also noted that approval is needed from the Federal Aviation Administration in advance of

permitting.

Jim Hebert advised the estimated cost of construction is \$200,000.00. Alan Dunphy noted the conditions of approval are listed in the finding of fact document.

Motion by **Jack Wright** and seconded by **Brent Newhouse** to approve the Telecommunication Facility Cupola per the conditions of the Finding of Fact Document. One of those conditions being Federal Aviation Administration approval.

VOTE: UNANIMOUS AYE
Holly Zadra abstained

Fire Chief Bernard Williams arrived later in the meeting. He reviewed the plans for the Telecommunication Facility Cupola Accessory Structure. He had no issue with proposed structure.

The Telecommunication Facility Cupola Accessory Structure Shoreland Zoning Permit was discussed.

Motion by **Kelly Flanigan** and seconded **Jan Laux** to approve the Shoreland Zoning Permit.

VOTE: UNANIMOUS AYE
Holly Zadra abstained

Site Plan Review Application for Pittsfield Municipal Airport General Aviation Apron Expansion Tax Map 12 Lot 2 by Town of Pittsfield

Brent Newhouse abstained from the discussion or voting to avoid a conflict of interest.

Alan Dunphy led the review of the Finding of Facts document. It was decided that neither a public hearing nor a site visit would be needed. Town Manager Kathryn advised the Town of Pittsfield has applied for a grant for this project. The Town had just been advised that the FAA would like the apron to be constructed this year and the additional paving to take place the following year. The Town Manager also advised there are no historic or archeological concerns with this site. The letter from The Office of Policy and Management State of Maine certifying an Intergovernmental Review was provided to the board members.

Motion by **Jan Laux** and seconded by **Jack Wright** to approve the Pittsfield Municipal Airport General Aviation Apron Expansion.

VOTE: UNANIMOUS AYE
Brent Newhouse abstained

The Planning Board discussed UTC Fire and Security Corporation's plans, Tax Map 28 Lot 130, to add a 12' x 9' open wall canopy to an exiting entrance door. Plans from Plymouth Engineering Inc were dated 06/2013 were reviewed. It was decided by the board members that a Site Plan Review would not be needed because of small scope of project and no new floor area would be added.

Steve Seekins advised the members of the Planning Board that a medical marijuana growing facility is presently in the permitting process at Somerset Plaza, Map 31 Lot 1. The applicant proposes to modify the old racquetball courts into lighted greenhouses. He also advised since this would be considered an agricultural operation (greenhouse) that it would not require Planning Board approval.

Jan Laux expressed concerns the traffic pattern of the Rite Aid and the A.E. Robinson entrances were un-safe. It was discuss that the entrances are on private property and the Town could not add stops signs or barricades. It was decided to wait for the convenience store construction to be completed as this may change the traffic pattern.

5. **Old Business: NONE**

Alan Dunphy requested the July 8, 2013 meeting address the changes suggested by the State to the Comprehensive Plan and that the Board review a draft ordinance prepared by Steve Seekins and Alan Dunphy to address un-kept buildings and yards.

6. **ADJOURMENT:**

Motion by **Jack Wright** and seconded by **Holly Zadra** that the meeting be adjourned at 8:05 pm.

VOTE: UNANIMOUS AYE

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