

Minutes
Pittsfield Planning Board
Regular Meeting
September 9, 2013

The Pittsfield Planning Board met on Monday, September 9, 2013 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, ME.

Present: Brent Newhouse, Kelly Flanigan, Jack Wright, Royce Sposato, Holly Zadra, and Alan Dunphy. **Absent:** Walter Reuter and Jan Laux. **Also Present:** Kelly Maloney of Kleinschmidt Associates, Ken Thompson and Building Inspector Steve Seekins.

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 August 12, 2013.

VOTE: UNANIMOUS AYE
ABSTAINED: FLANIGAN

3. **Public Hearing: NONE**

4. **New Business:**

- a. Site Plan Review Application of KEI (USA) Power (Maine) Management (II) LLC for a Fish Way Passage at Burnham Dam 1364 Main St. Tax map 2 Lot 1

Chair **Alan Dunphy** led the discussion and review of the Finding of Fact Document: Kelly Mahoney of Kleinschmidt Associates, who is representing the applicant, gave brief description of the project. The board decided that a public hearing was not needed, nor was a site visit. They also decided that technical fee was not needed.

Steve Seekins noted that a Town Shoreland Zoning permit is not necessary, per state officials, as this is covered in the Maine Waterway Development and Conservation Act permit. An email from Kathy Howatt of Maine DEP was provided to the members that confirmed this.

Motion by **Kelly Flanigan** and seconded by **Brent Newhouse** to approve the Site Plan Review as noted and conditioned in the Finding of Facts document.

VOTE: UNANIMOUS AYE

Chair **Alan Dunphy** discussed an email that was provided to the members from Maine Municipal Association that clarified the grandfather status of the Rice Mobile Home Park tax map 27 lot 59. The email explained the park's grandfathering applied to the overall park, not the individual lots. If the

entire park should become vacant for over a year the use would lose its grandfather status. If an individual lot was vacant for over a year a mobile home still could be place on it.

Chair **Alan Dunphy** discussed the transmission memo from Kathryn Ruth on the town's attorney legal review of the proposed Property Maintenance Ordinance. The memo advised the proposed ordinance should be re-written to reference for state codes rather that write them out.

5. **Old Business: NONE**

6. **ADJOURMENT:**

Motion by **Holly Zadra** and seconded by **Brent Newhouse** that the meeting be adjourned.

VOTE: UNANIMOUS AYE

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