

Minutes
Pittsfield Planning Board
Regular Meeting
February 10, 2014

The Pittsfield Planning Board met on Monday, February 10, 2014 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, ME.

Present: Brent Newhouse, Walter Reuter, Jack Wright, Royce Sposato, Holly Zadra, Jan Laux and Thomas Cote. **Absent:** Alan Dunphy. **Also Present:** Mac Simpson and Stephen Bradstreet of Ransom Consulting, Inc., Kathleen Hess of Hunt Real Estate Services, Inc., Jane Woodruff, Don Woodruff, Eamon-John Zadra Woodruff, Vaughan Woodruff, Patty Pellegrino. Rich Pellegrino, Town Manager Kathryn Ruth and Building Inspector Steve Seekins.

1. Vice Chair **Royce Sposato** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Walter Reuter** and seconded by **Brent Newhouse** to adopt the minutes of the meeting of December 9, 2013.

VOTE: UNANIMOUS AYE
COTE: ABSTAINED

3. **Public Hearing: NONE**

4. **New Business:**

- a. Site Plan Review Application for the construction of The Family Dollar Store 438 Somerset Ave. Tax Map 27 Lot 83

Vice Chair Royce Sposato led the discussion on the Site Plan Review and Finding of Facts Document. Stephen Bradstreet of Ransom Consulting, Inc. described the project. He stated the drive entrance is designed for WB 65 trucks, which deliver weekly. The dumpsters are enclosed and have lids. He has corrected the septic system design. He described the rainwater drainage system. The west lawn area has terraces that retain runoff. The east will have less runoff than present conditions. Maple and birch trees at the front of the lot will be retained.

Rich Pellegrino spoke stating this is a good deal for the town and he has no objections. He stated the building he owns next door would never be a residence as long as he is alive. Holly Zadra expressed concerns the new building would not blend in with the neighborhood. Mac Simpson advised the building is designed to blend. It has pitched roof, a vinyl siding front and a front brick veneer, which most other family Dollar Stores do not. Holly Zadra expressed concern on the septic system and questioned why the sewer is not connected to the town sewer. It was explained the town sewer is not available at this site. Steve Seekins explained the design, permitting and installation inspections for the septic system.

Vaughan Woodruff spoke in favor of a public hearing. Mac Simpson spoke in opposition of a public hearing.

Kathleen Hess spoke on the design stating that preserving the front trees and plantings on west side of property would blend into the area.

Motion by **Holly Zadra** and seconded by **Walter Reuter** to hold a public hearing.

VOTE AS FOLLOWS:
NAY: WRIGHT, NEWHOUSE, REUTER, LAUX AND SPOSATO
YEA: ZADRA
COTE: ABSTAINED

Motion by **Walter Reuter** and seconded by **Jan Laux** to not hold a site inspection.

VOTE: UNANIMOUS AYE
COTE: ABSTAINED

Finding of Fact Document Section 8.1 item “b”: Kathleen Hess and Rich Pellegrino agreed to tree planting at east side of the parking lot. She will provided revised planting plan.

Motion by **Walter Reuter** and seconded by **Jan Laux** to choose the first option for section 8.1 item “h” of the Finding of Fact Document.

VOTE: UNANIMOUS AYE
COTE: ABSTAINED

Motion by **Walter Reuter** and seconded by **Jan Laux** to approve the Site Plan Review as noted in the Finding of Facts Document.

VOTE: UNANIMOUS AYE
COTE: ABSTAINED

5. **Old Business:**

- a. Final draft of the proposed ordinances changes to Chapter 13 and Chapter 13-C to address un-kept buildings and yards and in-law apartments.

Please consider setting to a Public Hearing for the Planning Board Meeting of March 10, 2014.

Motion by **Jan Laux** and seconded by **Brent Newhouse** that the proposed ordinances changes to Chapter 13 and Chapter 13-C be sent to Public Hearing at the Planning Board Meeting of March 10, 2014.

VOTE: UNANIMOUS AYE
COTE: ABSTAINED

- b. Review proposed changes to Chapter 16 Shoreland Zoning Ordinance, Section 15. Land Use Standards to address density requirements to allow development in the General Development of Shoreland Zoning.

The Board may be asked to consider action if additional information becomes available.

The Planning Board had a general discussion of what they would like to see for development on the SAS site. The Board agreed a residential use or mixed residential and commercial/industrial would be desirable. Kathryn Ruth advised getting the building listed on the State Historic Building List may add more financial advantages. Steve Seekins is going to continue working with the State DEP on rewording the Town's Shoreland Zoning ordinance to allow more uses. This rewording is to be presented at March 10, 2014 meeting.

6. **Adjournment:**

Motion by **Walter Reuter** and seconded by **Jack Wright** that the meeting be adjourned at 9:13 pm.

VOTE: UNANIMOUS AYE
COTE: ABSTAINED

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