

Minutes

Pittsfield Planning Board

Meeting of January 13, 2020

The Pittsfield Planning Board met on January 13, 2020 at the Council Chambers at the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Members present were: Jan Laux, Anna Bockis, Royce Sposato, Simone Engelhardt, Brent Newhouse, Ron Watson, Morris Pollard, Tom Cote, and Stanley Short. Members Absent: None. Also, present Peter Logiodice and Building Inspector Steve Seekins.

New Associate member **Stanley Short** was welcomed to his first meeting.

1. Chair **Jan Laux** opened the meeting with the Pledge of Allegiance to the Flag.

2. **Election of Planning Board Officers:**

Royce Sposato nominated **Jan Laux** for Chair, seconded by **Ron Watson**.

VOTE: UNANIMOUS AYE

Simone Engelhardt nominated **Royce Sposato** for Vice Chair seconded by **Tom Cote**

VOTE: UNANIMOUS AYE

No other nominations were made.

3. All members were present therefore no associate members were authorization to vote.

4. **Adoption of the Minutes:** of the Meeting of December 9, 2019.

Motion by **Simone Engelhardt** and seconded by **Tom Cote** to adopt the minutes of the December 9, 2019 meeting.

VOTE: UNANIMOUS AYE

VOTE: UNANIMOUS AYE

5. **Public Hearing: None**

6. **New Business:**

a. Review of Planning Board Rules of Procedure.

Jan Laux read through the paper entitled "Town of Pittsfield Planning Board Rules of Procedure" and the paper entitled "Board Procedures for Application Reviews and Site Visits". Board Members were supplied with a copy of each. Royce Sposato was concerned with wording of "Planning Board Quorum". After a discussion by board members it decided the wording was correct. Steve Seekins was asked to address the "Attendance Required" section. Steve Seekins advised we should follow these procedures and call in if a

member is unable to attend a meeting. **Simone Engelhardt** suggest that “Board Procedures for Application Reviews and Site Visits” be supplied to applicants. Steve Seekins explained that applicants are given a copy of the requirement of Site Plan Review ordinance that allows them to enter their answer to each requirement in bold italic type under each item. This document is review by Steve Seekins who makes suggestions for additional information that may be needed. The document with suggestions is given to the applicant and the board members one week in advance of the meeting. The applicant then has the time to supply any additional items that were suggested by Steve Seekins.

7. Old Business:

- a. Presentation by Rob Folsom of Casella Organics on sludge products. Discussion on updating the Sludge Management Ordinances. Should a committee be formed to study and make recommendations?

Rob Folsom was not able to attend the meeting. It was decided to ask him to attend the next meeting. I was decided that a committee should be form to update the sludge ordinances and combine them into one

- b. Information from **Brent Newhouse** that he may have received from his brother on the comprehensive plan.

Brent Newhouse stated he spoke with his brother (an attorney) and he is still not sure of when a traffic control study is needed. **Brent Newhouse** suggested that if the board should not be satisfied with a traffic study done by the applicant’s engineer then the town could hire a third party to review. Steve Seekins explained he believes Vaughan Woodruff intend was that the town would hire an engineer and the cost be reimbursed to town. That way the engineer would be working for the town instead of the applicant. **Royce Sposato** asked who would select the engineer. **Ron Watson** stated that if town was to hire an engineer then that cost with need to go out for bid. **Simone Engelhardt** point out that process would slow the application process. **Morris Pollard** advised when required another entrance for his sugar house that the state issued that permit. Steve Seekins pointed out that was a driveway entrance permit application which was more for safety and the need for a culvert. For town roads the town would issue a driveway entrance permit. After more discussion a motion made not to make changes to the requirements for a traffic study per section 9.2 of the Site Plan Review Ordinance.

Motion by **Simone Engelhardt** seconded by **Morris Pollard** not to make changes to the requirements for a traffic study.

VOTE: UNANIMOUS AYE

- c. Review of the items of the Comprehensive Plan that were discussed at the meetings of April 15, 2019 and May 13, 2019. Including the email from Joel Greenwood dated April 2, 2019.

Jan Laux started the review of the list of items of comprehensive plan at had been accomplished. Jan Laux stated it appears that we have done things that we have been accused of not doing. At this time **Jan Laux** passed out a document entitled “**Pittsfield Maine Quality of Life**” 2019. **Jan Laux** discussed the need to attract business and people to town. **Jan Laux** would like to see, maybe two times a year, a meeting between the Planning Board and the Town Council to develop a community dialog. **Jan Laux** would like the Planning Board members as a group ride around town to see the condition that exist. **Jan Laux** noted there are other out state towns that purchase or acquire homes in poor condition and repairs them and sells them to younger people may not be able purchase newer homes. **Jan Laux** stated he would like the town to looking into this. **Simon Engelhardt** suggested the vacant lots or lots where damaged homes have been removes would be possible location for tiny homes. **Brent Newhouse** discussed the vacant lot at the corner of Main and Peltoma Ave. **Brent Newhouse** asked if the removed house met setback requirements. Steve Seekins advised it did not, but could have been grandfather if the owners had provided a plot plan as requested. Steve Seekins stated that going for a variance would be another option. **Ron Watson** stated there was a lot of variables in the conversations tonight, not to say that the housing situation should be ignored but there are other items that should be addressed too. **Ron Watson** questioned from this conversation today what actions could be derived. **Ron Watson** stated I put it back to you Mr. Chairman what is next step. **Jan Laux** stated the next step is a joint meeting between the Planning Board and the Town Council. **Jan Laux** stated that request has been made. **Jan Laux** stated again he believes the same thing should be done to promote a community dialog. **Morris Pollard** states people are moving out of town because the tax rate is increasing faster than their income rate. He states we got to stop the bleeding. **Morris Pollard** discussed sending

high school students to Skowhegan school. He did not think that would happen. This discussion continued on tax and school costs. **Jan Laux** stated he would pursue setting up a joint meeting between the Planning Board and the Town Council. **Jan Laux** wants to have the bus tour he spoke of earlier in the meeting.

8. Discussion items:

Steve Seekins asked if a committee should be formed to study the sludge ordinance. He advised we have two ordinances one of which was adopted by a codifications action. Steve Seekins asked if we should revise or continue with the existing two. Tom Cotes wants a question and answer meeting with Rob Folsom of Casella Organic. It was decided that Steve Seekins should request that Rob Folsom attend the next meeting.

Review of the information status of items completed and remaining of pages 137 and 138 of the 2013 Comprehensive Plan. The item on discouraging growth in the C-4 District was discussed. **Jan Laux** asked that the members review the items and make recommendation for next meeting.

The members were made aware of Cianbro's request for direction signs to be placed at street intersection to direct Cianbro's deliveries, clients, trainees and others to Cianbro many facilities in town.

Members were provided with a **Schedule of Meetings for 2020**

Shoreland training invitations were passed out to board members. Members were asked to call Steve Seekins if they wanted to attend.

Town Manager Kathryn sword in Morris Pollard as regular member in advance of the meeting.

9. Adjournment:

Motion by **Morris Pollard** seconded by **Anna Bockis** to adjourn the meeting at 8:30 pm

VOTE: UNANIMOUS AYE

Respectfully submitted by: Steve Seekins, Building Inspector

Minutes are a synopsis of a meeting. For more detail, please go to www.pittsfield.org and click on Town Meeting Videos to listen to videos of Planning Board Meetings and other Board/Committee Meetings.