

Minutes

Pittsfield Planning Board

Special Meeting

October 15, 2018

The Pittsfield Planning Board met on Monday, October 15, 2018 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Members Present: Jan Laux, Vaughan Woodruff, Brent Newhouse, Ron Watson, Tom Cote, Morris Pollard and Anna Bockis. Members absent: Simone Engelhardt and Royce Sposato. Also Present: Joel Greenwood of KVCOG, Attorney Richard McCarthy, Jolene Deering and her husband, Kathryn Ruth Town Manager and Building Inspector Steve Seekins.

1. Chair **Jan Laux** opened the meeting by leading the Pledge of Allegiance to the flag.

2. **Adoption of the Minutes** of the Meeting of July 9, 2018 and July 30, 2018

Motion by **Tom Cote** seconded by **Anna Bockis** to adopt the minutes of the July 9, 2018.

VOTE: UNANIMOUS AYE

Motion by **Tom Cote** seconded by **Vaughan Woodruff** to adopt the minutes of the July 30, 2018.

VOTE: UNANIMOUS AYE

3. **Public Hearing: None**

4. **New Business:**

Pre-application Meeting for the Small Family Subdivision of land of Tax Map 17 Lot 58 on the Beans Corner Road.

Jan Laux open the discussion by asking Steve Seekins to explain the process. Steve Seekins explained the purpose of the preapplication meeting was to decide on the items listed on the agenda and not to address the application for the subdivision until the formal meeting to be scheduled next month. The applicant's attorney Richard McCarthy spoke describing the planned subdivision and to request waivers of some requirements. It was discussed that due to the following reasons that the requirements of section 6.3 D. "Application Requirements" items 6, 7, 10, 20, 23, 24, and 27 be waived:

- The quality of the land and soils of the proposed subdivision.
- The success of the neighboring properties, (2 of which are lots of this proposed subdivision), in obtaining satisfactory wells and subsurface waste disposal systems.
- The fact that there will only be driveways off the Beans Corner, no proposed roads.

It was discussed that abutting property owners will be mailed notices of the next meeting.

(4a.) The Board is to determine if the proposed subdivision is a minor or major subdivision.

Motion by **Morris Pollard** seconded by **Ron Watson** that the subdivision be considered a minor subdivision.

VOTE: UNANIMOUS AYE

(4b.) If Board determines a site inspection is needed it needs to sets a date.

Motion by **Ron Watson** seconded by **Morris Pollard** that a site visit will not be needed.

VOTE: UNANIMOUS AYE

(4c.) The Board considers waivers requested by the applicant.

Motion by **Tom Cote** and seconded by **Vaughan Woodruff** that the requirements of section 6.3 D. "Application Requirements" items 6, 7, 10, 20, 23, 24, and 27 be waived.

VOTE: UNANIMOUS AYE

(4d.) The Board determines if a Public Hearing in needed.

Motion by **Vaughan Woodruff** seconded by **Morris Pollard** that a Public Hearing will not be needed.

VOTE: UNANIMOUS AYE

5. Old Business: None

6. Adjournment:

Motion by **Tom Cote** and seconded by **Vaughan Woodruff** that the meeting be adjourned.

VOTE: UNANIMOUS AYE

Respectfully submitted by: Steve Seekins, Building Inspector