

Minutes

Pittsfield Planning Board

February 11, 2019

The Pittsfield Planning Board met on Monday, February 11 2019 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Members Present: Jan Laux, Vaughan Woodruff, Royce Sposato, Brent Newhouse, Anna Bockis, Simone Engelhardt, Ron Watson, and Tom Cote. Members Absent: Morris Pollard. Also Present: Jim Moorhead, Mark Mancini, Jock Lassalle, Peter Logiodice and Building Inspector Steve Seekins.

1. Chair **Jan Laux** opened the meeting by leading the Pledge of Allegiance to the flag.
2. **Adoption of Minutes:** of the Meeting of January 28, 1019.

Correction noted by **Vaughan Woodruff**.

Motion by **Royce Sposato** seconded by **Tom Cote** to adopt the minutes of January 28, 2019.

VOTE: UNANIMOUS AYE

3. **Old Business: None**
4. **Public Hearing: None**
5. **New Business:**

a. Request for a re-establishment of a non-conforming use. Commercial to agriculture/farming. Tax Map 11 Lot 2 Zone C-2 by Katy Wedepohl.

Chair Jan Laux opened the discussion by asking Steve Seekins to explain the request. Steve Seekins advised the site had been sold conditional on receiving a re-establishment of an agricultural use. Steve Seekins stated the site and barn were once used as a horse farm with a barn. Owner Jock Lasalle has been using the site for his construction company. Steve Seekins stated that much of the site is wetland that may lend better to farm land than a commercial use. Jock Lasalle stated the new owner wants only a few animals such as cows and chickens. Steve Seekins referred the board to the informational document titled "Application for re-establishment of a Non-Conforming Use" Chapter 13, Section 2. Tom Cote advised that site has been farmed by haying and asked if this really required a change to keep on farming. Steve Seekins stated that farming by haying would be an agricultural use however voting to approve this use would be a cleaner way leave no question. **Anna Bockis** was concerned the cows on the site could damage Farnham Brook. Steve Seekins stated the brook is protected by Shoreland Zoning. **Anna Bockis** asked if there is a limit to number of cows allowed on the site, Steve Seekins and others stated there would not be a limit. **Vaughan Woodruff** noted that Shoreland Zoning governs where the animal would be allowed.

Motion by **Simone Engelhardt** and seconded by **Tom Cote** to allow the re-establishment of an agricultural use for the lot of Tax Map 11 Lot 2.

VOTE:

AYE by: Jan Laux, Vaughan Woodruff, Royce Sposato, Brent Newhouse, Simone Engelhardt, Ron Watson, and Tom Cote. Anna Bockis did not vote.

Other items that came before the Board:

Site Plan Review Pre-Application meeting requested by Mark Mancini.
Location 113 North Lancey Street Map 25 Lot 119

Steve Seekins explained that Mark Mancini wants to produce an alcohol drink call mead at 113 North Lancey Street. Mark Mancini would like the Boards opinion on whether or not a Site Plan Review would be needed. **Jan Laux** asked if he plans on selling product at the site. Mark Mancini replied that he plans sell the Mead on site. **Jan Laux** asked if he plans to serving on site. Mark Mancini replied no. Mark also advised the product has to age from 8 months to a year before he sells it. Mark stated this site (an office) would be his office, brewing and storage area. **Simone Engelhardt** asked Mark if he plans to expand within a year or so to have tasting at the site. Mark advised no this would not be a good location for a tasting room. Vaughan Woodruff advised for transparency that he is the owner and manager of the building. **Vaughan Woodruff** stated this use would be similar to existing and past uses of the building. He stated that Cianbro has in past used the building for training which created more site intensity than this proposed use. **Vaughan Woodruff** also stated that in the next few months he will be bring a more intense use to the Board. Steve Seekins cautioned that the new use may be considered a mixed use building by Maine’s Uniform Building and Energy Codes. That will need to be investigated.

Mark Mancini and **Vaughan Woodruff** noted that state/federal permitting will be needed. The Board reviewed pages 13B-2 and 13B-3 of the town’s Site Plan Review Ordinance which lists conditions that require a Site Plan Review. Steve Seekins noted the Board’s decision was on the mead request. **Vaughan Woodruff** advised that Outland Farms are in the planning stages for a restaurant and brewery in this building. The Board did not require a Site Plan Review Application for the proposed mead brewing and selling.

Jan Laux advised that he and Steve Seekins have had a conversation with Kathryn Ruth on a review of the Comprehensive Plan. It was decided that the current plan should be sent to KVCOG for review and comments. KVCOG comments would then be sent to the Planning Board for their recommendations. Secondly **Jan Laux** recommends a survey by mass mailing to determine what the town’s people want to see. This should be accomplished some time before the summer. **Ron Watson** asked if the Board would be okay with him meeting with Steve Seekins to discuss ways to streamline the permitting process. **Jan Laux** advised the Board will be reviewing 4 ordinances with changes proposed by the Ordinance Committee. **Vaughan Woodruff** asked if the updated plan would be worded to achieve enactment of the wish list items. **Vaughan Woodruff** suggested meeting with realtors to determine what restriction are preventing development. **Brent Newhouse** stated the blight of homes and buildings should be addressed. **Ron Watson** and **Vaughan Woodruff** discussed if a traffic light could or should be installed at the intersection of Somerset Ave and Industrial Park Street.

7. Adjournment:

Motion by **Simone Engelhardt** and seconded by **Vaughan Woodruff** that the meeting be adjourned.

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.