

# Minutes Pittsfield Planning Board Regular Meeting March 12, 2018

The Pittsfield Planning Board met on Monday, March 12, 2018 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

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

1. Chair **Royce Sposato** opened the meeting by leading the Pledge of Allegiance to the flag. **Royce Sposato** welcomed new Associate Member **Ron Watson** and advised that **Simone Engelhardt** is now a full member.
2. Motion by **Jan Laux** and seconded by **Anna Bockis** to adopt the minutes of the meeting of September 11, 2017.

**VOTE: UNANIMOUS AYE**

3. **Old Business: None**

4. **Public Hearing: None**

5. **New Business:**

a. Election of Planning Board Officers, Chair and Vice Chair

**Anna Bockis** nominated **Jan Laux** as Chair, seconded by **Tom Cote**. **Brent Newhouse** nominated **Royce Sposato** as chair, seconded by **Tom Cote**. **Royce Sposato** declined the nomination.

**VOTE: for Jan Laux  
UNANIMOUS AYE**

**Jan Laux** nominated **Royce Sposato** as Vice Chair, seconded by **Tom Cote**. No other nominations were made.

**VOTE: UNANIMOUS AYE**

b. Work shop on the adoption of the State of Maine mandated revisions to the Shoreland Zoning Ordinance.

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Joel Greenwood of The Kennebec Valley Council of Governments (KVCOG) will be at the meeting to assist board members in understanding the options that are available. The goal of the work shop is to choose the options the board wishes to recommend. A draft ordinance incorporating the options recommended by the board will be developed for formal review at the next meeting.

Chair **Jan Laux** opened the discussion on recommendations for adopting a revised Shoreland Zoning Ordinance. Steve Seekins and Joel Greenwood explained the options available for allowing expansion of existing structures in the Shoreland Zoning District within 100 feet of the of the shore line of great ponds and wetlands. Currently expansion is limited to no more and 30% of floor area (included all floors above first) and no more than 30% in volume, whichever is greater. Joel expanded the three options:

1. 30% of foot print (includes over hangs and decks).
2. Limiting overall size to no expansion in the first 25 feet from the shoreline. Up to 1000 square feet over all size in the 25-foot to the 75-foot area from the shoreline. Up to 1500 square feet over all size in the 75-foot to the 100-foot area from the shoreline.
3. Keep the current system of no more than 30% of expansion of either floor arear or volume whichever is greater.

At **Vaughan Woodruff's** request Steve Seekins pointed out the area of Shoreland Zoning on the Town zoning maps. **Anna Bockis** asked of the relationship of Shoreland Zoning to the Flood Zone areas. Steve Seekins explained these are to separate Ordnances which may overlap each other. He advised just because a property is in a flood zone it may not be in Shoreland Zoning. Joel Greenwood explained that shoreland zoning is 250 feet from the edge of ponds and wetland or 75 feet from streams. Flood plans may exceed that distance. Steve Seekins explained the Resource Protection District of Shoreland Zoning as being the most restrictive. He also explained that Shoreland Zoning is the area within 250 feet back from a great pond, wetland or a river and 75 feet from a stream. He explained this if a buffer area to protect the resource and may be high ground/dryland. He explained that most of in-town river area is in the General Development District of Shoreland Zoning which is the most lenient zone. **Jan Laux** asked Joel Greenwood if other towns in Maine are adopting this and if so which appears to be the most popular expansion option. Joel advised the 30%-foot print option. **Tom Cote** stated he had a what-if-scenario. He gave an example of the dam being taken out in Winslow which changed the edge of water on some upstream properties greatly. Steve Seekins advised that the problem would have be addressed by going through the process of changing the zoning maps. Joel Greenwood advised that the DEP would be involved in drafting new maps. **Jan Laux** questioned if a public hearing would be held at the next Planning Board meeting. Steve Seekins advised no, at the next meeting a draft of the proposed ordinance will be given to all board members for final approval and for consideration to set to a public hearing. The draft will reflect options chosen by the board at this meeting. **Tom Cote** suggested since there is no time frame required by the state this

public hearing could be held off until another public hearing is needed. He states this would be to save money. Next the board discussed whether or not the town would want to regulate docks. Steve Seekins noted the town has not regulated these in the past and he recommends we don't in future. **Morris Pollard** asked if a second story could be added to building without increasing the foot print. Steve Seekins advised if the foot print method was adopted it could. Steve Seekins advised the second-floor addition could not make the building more than 35 feet tall. Next the Timber harvesting option was discussed. Steve Seekins advised that the town decided to have the State responsible for enforcement of Timber Harvesting. This option was chosen and incorporated into the town's current Shoreland Ordinance. **Jan Laux** asked if violations happened often. Steve Seekins advised no. He explained that he receives emailed timber harvesting notices from the state and he emails the state back if he sees an issue. Next the choice to allow grandfathering of lots was discussed. Steve Seekins advised that our current ordinance requires if a person owns 2 vacant lots (each too small in acreage or shore frontage to build on) he would have to combine these lots into one lot in order to build on. The town can choose to grandfather the lots (assuming the lots were formed before Shoreland Zoning was required) which would allow each one to be built on. **Tom Cote** asked if one of the lots could be sold. Steve Seekins advised if the town chooses to grandfather then one lot could be sold. Steve Seekins explained the rules governing being able to rebuild in the event of the building being destroyed either by natural or man-made devices. If a building is destroyed by less than 50% of its value it can be rebuilt in place. If it is destroyed by great than 50% then it must be moved back on the lot to greatest practical extent as determine by the Planning Board.

**Jan Laux** asked Town Manager Kathryn Ruth if there was anything she would like to bring the board up to speed on that is happening in next 12 to 24 months? See provided updates on the trailer manufacturing facility, the Main Street sidewalk project, and the Madawaska Ave. sewer replacement project.

Steve Seekins summarized the recommendations of the board as to changes to the proposed update to the Shoreland Zoning. The board does not want to regulate docks and they want to grandfather lots formed prior to the State/town having a Shoreland Zoning Ordinance.

**Anna Bockis** thanked **Royce Sposato** for his service as previous chairperson. Steve Seekins thanked all members for their services.

**Jan Laux** advised that he plans to ask each board member at end of each future meeting if they have any questions or comments on how we can be a little more effective and efficient. He started with **Tom Cote** who had no comment, **Anna Bockis** advised she would like the vision addressed. **Morris Pollard** ask the status of Bangor Saving Bank. **Jan Laux** advised the bank plans to open at its new location on Main Street at the old TD Bank location on July 2<sup>nd</sup>. **Vaughan Woodruff** advised he would like to see more back ground information on items that come before the board in the future. **Simone Engelhardt** stated she would like to see the town address permitting small/tiny homes. **Brent Newhouse** had no comment. New associate member **Ron Watson** thanked the board for his appointment. **Royce Sposato** had no comment. Jan Laux reminded all that the town's Bi-centennial is coming up and advised

the committee meets on Wednesdays. He advised the committee plans to focus more on projects instead of events. He advised the theme is Pittsfield Yesterday, Today and Tomorrow.

**6. Other items that come before the Board: None**

**7. Adjournment:**

Motion by **Royce Sposato** and seconded by **Tom Cote** that the meeting be adjourned at 7:55 pm.

**VOTE: UNANIMOUS AYE**

Respectfully submitted by:  
Steve Seekins, Building Inspector