

**Minutes**  
**Pittsfield Planning Board**  
**Regular Meeting**  
**May 14, 2018**

The Pittsfield Planning Board met on Monday, May 14, 2018 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Members Present: Jan Laux, Anna Bockis, Brent Newhouse, Vaughan Woodruff, Tom Cote, and Ron Watson, Morris Pollard and Simone Engelhardt. Members absent: Royce Sposato. Also, Present: Maxine and William Piatt, Peter Logiodice V. IV, Town Manager Kathryn Ruth and Building Inspector Steve Seekins.

1. Chair **Jan Laux** opened the meeting by leading the Pledge of Allegiance to the flag. Chair **Jan Laux** appointed Associate Member **Ron Watson** voting rights since **Royce Sposato** was absent.
2. Motion by **Ton Cote** and seconded by **Simone Engelhardt** to adopt the minutes of the meeting of April 9, 2018. **Anna Bockis** and **Vaughan Woodruff** questioned the minutes, Steve Seekins advised he would listen to tapes and make corrections to be discussed at the next meeting.

Motion by **Tom Cote** and seconded by **Anna Bockis** to table adoption of the minutes to next meeting.

**Vote: UNANIMOUS AYE**

**3. Public Hearing:**

- a. On the proposed revisions to the Town Pittsfield's Shoreland Zoning Ordinance.

Chair **Jan Laux** opened the Public Hearing at 7:03 pm and ask if there was anyone who would like to speak to that. **Vaughan Woodruff** asked that Steve Seekins to an overview of the changes to the public. Steve Seekins advised the basic change allowed by the state was in the way the allowed 30% expansion is calculated. Currently square footage of floor area and cu feet of volume are used to determine the 30%, which ever is greater. The proposed new ordinance would allow the footprint of building be used. For example, a second story (providing high limits are met) could be added which would not increase the foot print. **Tom Cote** asked if the expansion was a one time only. Steve Seekins advised it was. **Jan Laux** closed the Public Hearing at 7:07 PM.

**4. Old Business:**

- a. Consider recommending the proposed Town Pittsfield's Shoreland Zoning Ordinance to The Town Council for approval.

Motion by **Simone Engelhardt** and seconded by **Morris Pollard** that we send it (the proposed ordinance) to the Town Council for approval.

**Vote: UNANIMOUS AYE**

## 5. New Business

- a. Site Plan Review Pre-Application Meeting on a proposed dog park at the town owned lot on Peltoma Ave tax map 12 lot 25. Presented by MCI Senior Maxine Piatt for her senior project.

Maxine Piatt present her preliminary plan for a dog park proposed to be located on town land at the reuse center. See pointed out dog parks provide exercise for dogs and their humans and teaches the dogs socializations and reduces aggressiveness behavior. The site as is would provide some parking and water for the dogs. She states the dog park would attract people from other towns, which could bring added business to town. Currently the nearest dog park is about an hour away. **Simon Engelhardt** related the experience her daughter had with a dog park. She stopped using it because no one cleaned up after their dogs and some of dog were aggressive. Maxine states that she addressed these issues in the dog park rules she proposes. Chair **Jan Laux** told of visiting a Dog Park at Myrtle Beach where the park was divided off by the size of dogs. Maxine does not plan that presently. It was discussed the owners of dogs will need to provide documentation of the dog's health and vaccination records. Maxine stated she has been applying for grants to pay for construction of the park. **Morris Pollard** advised he does not take his dogs to dog parks because he is concerned of his dog contracting diseases. He stated animals are coming to animal shelters from over seas that may bring diseases we have never heard of. He also is concerned of what liability the town might have if a dog attacked a five-year old kid. **Vaughan Woodruff** asked why that would be more risk than walking your dog in Hathorn Park. **Vaughan** stated he could not see how a dog park could be a greater a risk than that which already exists. **Brent Newhouse** suggested seeking advice from an insurance company of amount of risk. **Vaughan Woodruff** asked Maxine to list the benefits. He then asked what she sees as costs for a dog park. Maxine stated the cost of lawn care, waste removal, grass seed for worn areas, fencing costs etc. **Ron Watson** stated the most of dog parks he has seen have security cameras. It was agreed that was good idea and this could be added to the budget. Chair **Jan Laux** noted Maxine was a senior and would leaving soon. Maxine state she plans to be involved after her graduation and that she is not going that far. **Ron Watson** asked if there any ordinance against this. Steve Seekins advise it would an allowed use in the proposed area. Town Manager Kathryn Ruth advised that Maxine has done an excellent job with her senior project and was very committed to this project. Chair **Jan Laux** thanked Maxine for her presentation and stated she did a good job. She received a round of applause.

- b. Workshop with Town Council to discuss the future of Pittsfield, an action plan, and the need to address elderly care and transportation.

Chair **Jan Laux** opened the discussion saying that he probably did not explain himself clearly, but his idea was to get together with the council not necessarily at a regular meeting to talk about somethings. He explained this was not necessarily to blow up the Comprehensive Plan but it is an opportunity to maybe delve on something that seems to be developing a little momentum with the bi-centennial committee in talking about the future of Pittsfield. He passed out a list entitled "Pittsfield Today and Tomorrow....." that he states we may want to think about. He states he has spoken with Michael Cianchette who wasn't able to come to this meeting. Jan is concerned the Central Maine is dying and we need to do something to encourage people both young and old to come here. The council can sit here and determine what they want but that may not be what they get. He thinks we need to strategize on what we need to do and how we are going to get there. Then **Jan** proceeded to go over the list if items on the "Pittsfield Today and Tomorrow....." List which he designed to get people thinking. He states there are older persons in town that are in nursing homes or assisted living homes that are in need of services who may or may not be able to drive. He discussed that when the nursing home closed an elderly resident had to relocate to southern Maine. He states it would be really nice if we could do something to keep those folks here. Plus, something like that creates jobs for people Those are kinds of discussions we hope to generate somehow. Maybe create a bus service around town. He stated we all know the lady that walks to grocery store all most every day. Someday she not going to be able to do that anymore. He would not want the lady to have to leave her home town because no transportation. **Vaughn Woodruff** stated that **Jan Laux** had said (he thinks in the last two meeting or so) that he wanted to get on the town council agenda. This would be when they were not in throws of major consideration or could be at an extra meeting. **Jan Laux** advised that this is correct. **Jan Laux** related his experience when his mother needed more care that she was getting at an assisted living facility. He found that the average waiting time for a nursing home was 13 months. **Jan Laux** advised that the retired

people that had moved to Florida are now moving back to Maine so they can get care from their relatives. There are agencies out there, the Libra Foundation being one, that due funding and provide service. He states if we had services for older people in town it would attract people to move here and also create jobs. **Jan Laux** advised of the swing bed program at the Sebec Valley Hospital. This provides a place to stay while looking for a care facility. **Anna Bockis** asked what it would take to get bus service back to town? It was pointed out that the KV van service does some transportation. **Jan Laux** states he still working with Michael Cianchette on a joint meeting with town council. **Jan Laux** advised that through his efforts of meeting with businesses in town to promote the Pittsfield Bicentennial he has leaned all the wants of these businesses and have including them in his "Pittsfield Today and Tomorrow....." handout. **Morris Pollard** pointed out that other towns in Maine are doing well with this.

c. Discussion on streamlining the Site Plan Review procedure.

Chair **Jan Laux** opened the discussion on streamlining the Site Plan Review Ordinance. The pros and cons of electronic/emailing of plans was discussed. **Ron Watson** asked if there was a benefit to forming an ad hoc committee to examine this issue and come back recommendations. **Vaughan Woodruff** nominated **Ron Watson** to be on that committee, Also, **Brent Newhouse** and **Anna Bockis** volunteered to be on the committee.

## 6. Other items that come before the Board.

**Vaughan Woodruff** advised of the issue of trash on the rail trail in area of Wright's mill. He states this is due mostly to MCI students, a large percentage being residential students. Imported cigarettes and other imported items are found on the rail. MCI has been approached on numerous occasions. They responded but the issues have not been addressed. Community volunteers consisting of the Woodruff family have cleaned up the trash and within 6 days it is all back again. The girl scouts picked it up last week and within 3 day it was back again. **Vaughan Woodruff** has multiple concerns. # 1 is that community members should not be picking up after teenagers. # 2 Most of trash is imported cigarettes and other food items and he is concerned about the multicultural dynamic that could occurs in Pittsfield if people are frustrated because another culture is coming into our community and trashing it. **Vaughan Woodruff** stated he thinks it is MCI's responsibility and not necessarily the responsibility of the kids. He would like to see us recommend action that the Council encourage MCI very strongly that this is an issue that needs to be addressed. He states they have had multiple chances to do it. He doesn't know if the town has done this formally or directly. And also, to enforce so this will not happen again. **Vaughan Woodruff** advised he painted over racial efficacy on side of the building in that area. **Jan Laux** and **Vaughan Woodruff** stated they have photos to document the trash. William Piatt suggest placing motion surveillance cameras at this and other vandalized areas.

**Vaughan Woodruff** asked Kathryn Ruth if there has been a formal action taken by the town of Pittsfield to address this issue. She stated in the past the town has cleaned the area, removed the discarded furniture, posted signs and met with MCI. The Town did check on it a few times and cleaned it up again which had been minimal at that time. She had advised Public Works to check on it periodically when there is time. She has not heard anymore from citizens. **Jan Laux** and **Vaughan Woodruff** stated they have photos and the problem is back.

Motion by **Vaughan Woodruff** and seconded by **Simone Engelhardt** that we recommend to the Town Council make a formal outreach to MCI to request a formal plan to address this issue.

**VOTE: UNANIMOUS AYE**

**Brent Newhouse** asked for clarification on at what point a sewer line from the street to a home or business become the ownership the of user. **Kathern Ruth** advised that she will speak with Water/Sewer to provide the documents. She believes the information he has been provided is correct but will need to check on it to verify. **Brent Newhouse** states as an example at this house the town sewer line is across the street. If he should need to replace it could cost \$20,000 to \$30,000. He believes the town should own the line to property line. He stated he has been told the home owner is responsible to the town sewer.

Chair **Jan Laux** advised we are close to the summer concerts time and he would like to thank those who helped. He states the response from the businesses has been great.

**7. 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