

Minutes

Pittsfield Planning Board

Regular Meeting

May 8, 2017

The Pittsfield Planning Board met on May 8, 2017 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Members Present: Jan Laux, Simone Engelhardt, Vaughan Woodruff, Matt Bolster, Brent Newhouse, Tom Cote, Royce Sposato, Anna Bockis; and Morris Pollard. Also, Present: Tom Ruksznis of Cianbro; Councilor Scott Strom, Jon Whitten Jr. of Plymouth Engineering, Wayne Trafton of Trafton Plumbing and Heating, Peter Logiodice IV, Mary and Shawn Houston, Russell Collier and Building Inspector Steve Seekins.

1. Chair **Royce Sposato** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Jan Laux** and seconded by **Tom Cote** to adopt the minutes of the meeting of April 8, 2017. Vaughan Woodruff noted the Jan Laux name was missed spelled.

VOTE: UNANIMOUS AYE

3. **Public Hearing:**
 - a. Proposed changes to the Property Maintenance and Screening section of Chapter 13 Zoning Ordinance Section 4 and Chapter 13-C Land Use Definitions “Grounds”.
 - b. Proposed changes to the Manufactured Housing Ordinance of Chapter 13 section 4 to address storing mobile homes and the use of camper trailers or motor homes for extended residential use.

Chair **Royce Sposato** opened the first Public Hearing. Peter Logiodice spoke in opposition to the requirement to maintain lawns no higher than 6”. Chair **Royce Sposato** and **Vaughan Woodruff** explained the history of proposed ordinances and the intent to protect values of neighboring properties from junky or unkempt yards. Peter Logiodice was concerned that few people were aware of this meeting. He asked why the notice of the meeting was not in the Rolling Thunder. Steve Seekins explain the Rolling Thunder does not meet the state definition for newspaper. Steve advised the notice was run in the Bangor Daily News on 4-28-17 and 5-8-17. **Vaughan Woodruff** noted that as the proposed grass section of the ordinance is written it only pertains to vacant buildings. **Matt Bolster** stated the ordinance was also written to address buildings reprocessed by banks that are not being maintained. It was decided that since the grass height only pertains to vacant buildings that it would be acceptable if it was increased to 8 inches. Other proposed changes to the ordinance in item (3 a.) above would be acceptable.

Chair **Royce Sposato** closed the first Public Hearing.

Chair **Royce Sposato** opened the second Public Hearing.

It was agreed that proposed changes to the ordinance in item (3 b.) above would be acceptable.

Chair **Royce Sposato** closed the second Public.

4. Old Business:

- a. Consider recommending item (3 a) above for adoption by the Town Council

Motion by **Vaughan Woodruff** and seconded by **Tom Cote** that the board accept the revision to change the grass height from 6 inches to 8 inches and recommend item (3 a.) above to be adopted by the Town Council.

VOTE: UNANIMOUS AYE

- b. Consider recommending item (3 b.) above for adoption by the Town Council

Motion by **Jan Laux** and seconded by **Tom Cote** that item (3 b.) be recommended to the Town Council.

VOTE: UNANIMOUS AYE

5. New Business:

- a. Site Plan Review Application by Pittsfield Solar, LLC. / The Cianbro Companies at 63 Pooler Road Tax Map 18 Lot 21 (a section of).

Chair **Royce Sposato** opened the discussion and Finding of Facts review. He advised he would start the review at section 8 of the Finding of Facts and return to section 7 at the end of the review. Tom Ruksznis of Cianbro explained that additional land and more solar panels were needed to produce 9.9 megawatts of power for more hours of the day. This power will be sold to Central Maine Power Co. Tom explained the Planning Board had approved this project on adjoining lots last year. Now research has determined that more panels are needed. **Morris Pollard** spoke on his concern on the snow drifting onto Route 2 that happen this past winter. He advised the snow drifted up to 3 feet high at the center line of the road. He suggested relocating some of solar panels to provide room for a snow fence along Route 2. Tom Ruksznis stated there will be 41,000 +/- solar panels on the site that will act as snow fence. Tom stated the panels would be back away from the road and there will be a perimeter chain-link fence around the project. **Tom Cote** stated a chain-link would work similar to a snow fence. **Morris** asked if some of grant money could be used for a snow fence. Tom Ruksznis stated they did not receive a grant. **Morris Pollard** states he has said his piece on his concern for safety. **Matt Bolster** asked what is a snow fence and **Tom Cote** explained. Steve Seekins noted that the area in question on snow fencing was part of the project that the Planning Board approved last year. **Royce Sposato** noted there is a perimeter fence planned. **Vaughan Woodruff** states he has seen snow fences out west that were designed almost the same as solar panels. At this point, Chair **Royce Sposato** started with section 8 of the Finding of Facts review. **Vaughan Woodruff** advised that he will be abstaining from voting on the Solar Farm Application. Alternate **Simone Engelhardt** was allowed to vote in his absence. Each item of the Finding of Facts document was discussed and if agreed on by all were not voted on. The appropriate items were checked. Item 9.2 Adequacy of the Road System was discussed. Steve Seekins explain this item was be sure the existing road was of design adequate to hold up to the new use. He gave as an example if there were to be a concrete plant planned for this road it would not mostly likely hold up to concrete trucks traffic. This proposed use would not, after the project is complete, have that type of traffic. Tom Ruksznis stated if the roads were damaged during construction that Cianbro will fix them. Steve Seekins advised Tom's statement will be added to the minutes of this meeting. **Jan Laux** asked what the ground cover under the solar panels will be. Tom advised it will be grass mowed a few times a year. The Board agreed that a public hearing, a site visit and a technical fee are not required.

Motion by **Jan Laux** and seconded by **Tom Cote** that the application be approved.

VOTE: UNANIMOUS AYE (Vaughan Woodruff abstained from voting)

b. Site Plan Review Application by Trafton Plumbing & Heating, Inc. 613 Main Street Tax Map 11 Lot 7

Chair **Royce Sposato** opened the discussion and Finding of Facts review. He advised he would start the review at section 8 of the Finding of Facts and return to section 7 at the end of the review. Jon Whitten Jr. of Plymouth Engineering explained the project stating the existing building will be demolished and a one-story plumbing and heating shop will replace it. He states the new building will support 3 utility vans that will be parked inside. He advised it is not a retail establishment. The plan is to use the existing graveled area leaving the existing vegetation. He states the Maine DOT has required one entrance from route 100 be closed off with a grass island. The plan is to use the existing SSWD system, attach to the existing town water and tie into the existing CMP overhead lines. Jon states plans show adequate parking outside of the street setback areas where parking is not allowed. **Matt Bolster** requested the abutting land owners get a chance to speak. Abutter Mary Houston questioned the location of proposed driveway entrance on route 100 and the distance of proposed building to her property line. Jon Whitten explained the existing driveway entrance will be used and the new building will be 100 feet plus from her property line. The building will be 22 feet high to the peak. Wayne Trafton state he has not picked a building color yet but he expects it will be a tan color. Each item of the Finding of Facts Document was discussed and if all agreed on were not voted on. The appropriate items were checked. The applicant agreed to furnish the affirmation statement required in item 8.1 -k) before the building permit is issued. Wayne Trafton agreed that exterior lighting and signs will be installed per town code requirements. It was discussed that washing vehicles in the building is prohibited unless code requirement for floor drains are met. Items 7.2-d and e, it was decided that a public hearing or a site inspection was not needed.

Motion by **Tom Cote** and seconded by **Matt Bolster** that the application be approved.

VOTE: UNANIMOUS AYE (associate members did not vote)

6. Other items that come before the Board: None

7. Adjournment:

Motion by **Tom Cote** and seconded by **Anna Bockis** that the meeting be adjourned.

VOTE: UNANIMOUS AYE

Respectfully submitted by:
Steve Seekins, Building Inspector