

Minutes

Pittsfield Planning Board

Meeting of August 24, 2020

The Pittsfield Planning Board met at 7:00 pm on August 8-24, 2020 at the Council Chambers at the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Members present were: Tom Cote, Morris Pollard, Royce Sposato, Simone Engelhardt, Mark LaGross and Ron Watson. Members Absent: Brent Newhouse. Also, present Cory Verrill of Cianbro, Chad Dow and Ed Cullivan of Innovative Specialties, Lindsey Fields, Councilman Peter Logiodice III, Sharon Littlefield of MSAD 53, Randy Butter of Dirigo Engineering, Aimee Young of Plymouth Engineering. Also present was Building Inspector Steve Seekins.

1. **Open Meeting/** Pledge of Allegiance
2. **Authorize Associates to vote if members are absent.** Presently there are no associates members
3. **Public Hearing: None**
4. **Old Business: None**
5. **New Business:**
 - a. Site Plan Review Application for the placement of a portable class room building at MSAD 53 Vickery School Tax Map 31 Lot 106

Chair **Royce Sposato** open the discussion. Randy Butler of Dirigo Engineering explained the details of the project. Chair **Royce Sposato** then went through the Finding of Facts Document noting the Board's response to each item.

It was determined that a Public Hearing or a Site Visit would not be needed.

It was noted that a Town of Pittsfield Sewer Connection Permit is needed.

The applicant should document by photos the condition of School Street and repair at the applicant's expense any damage done by the construction.

Motion by **Mark LaGross** seconded by **Simone Engelhardt** to approve with conditions listed on the Find Finding for Facts document

VOTE UNANIMOUS AYE

- b. Site Plan Review Application for a 6000 sq. ft. addition to the existing building of Innovative Specialties, LLC.at 140 Business Court, Tax Map 27 Lot 79-2
- Chair **Royce Sposato** open the discussion. Aimee Young of Plymouth Engineering explained the project stating the fire egress doors will provided in the new addition, new roof lines will match

existing, lot coverage can't exceed 40% of the lot, with new the new addition coverage will 24%.
The Board determined that a Public Hearing or a Site Visit would not be needed.

Motion by **Simone Engelhardt** seconded by **Tom Cote** to approve the application.

6. Discussion items:

Review the Town Council's letter dated 07/15/2020 for project focus and develop of a plan of action.

Planning Members were given copies of the state subdivision ordinances 4403 and 4404. It was decided that members would review these ordinances and circle sections that they have questions or recommendations on. Also, tiny homes were discussed. **Ron Watson** advised there are homes in town that are held up from being sold or being used because their elderly owners are in nursing homes. **Ron Watson** would like to see a program where these houses could be rented while awaiting sale.

Tom Cote advised he has this issue personally and he has found the process is not really financially feasible.

7. Adjournment:

Motion by **Mark LaGross** seconded by **Simone Engelhardt** to adjourn the meeting 8:32 pm.

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. Also, more details can be obtained in the Finding of Facts Document.