

Minutes

Pittsfield Planning Board

Meeting of September 14, 2020

The Pittsfield Planning Board met at 7:00 pm on September 14, 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, Cory Verrill** and **Ron Watson**. Members Absent: **Brent Newhouse**. Also, present Council members Amanda Collamore, Peter Logiodice III and Debra Billings, Sean Thies of CES INC., and Robert Hayes of Walpole.

Also present were Town Manager Kathryn Ruth and Building Inspector Steve Seekins.

1. Open Meeting/ Pledge of Allegiance

2. Authorize Associates to vote if members are absent.

Chair **Royce Sposato** authorized associate member **Cory Verrill** to vote due to **Brent Newhouse's** absence.

- 3. Adoption of the Minutes:** of the Planning Board Meetings of August 10, 2020 and August 24, 2020. Steve Seekins advised that August 10, 2020 minutes were not available. Motion by **Tom Cote** second by **Simone Engelhardt** to adopt the minutes of the August 24, 2020 meeting.

VOTE: UNANIMOUS AYE

4. Public Hearing: None

5. Old Business: None

6. New Business:

- a. Site Plan Review Application for an addition to Walpole Realty, LLC. 202 Industrial Park Street Tax Map 11 Lot 65.

Chair **Royce Sposato** opened the discussion. Sean Thies of CES INC., representing Walpole Outdoors, explained that the project consisted of a 60-foot x 150-foot warehouse to be built on the right side of the existing building. Sean Thies advised the new warehouse will be built on the existing gravel area of the site, therefore not increasing the impervious ground area. No additional water or sewer uses will be needed. Fire protection will be accomplished by extending the existing sprinkler system. No increase in traffic will result. **Simone Engelhardt** questioned the no increase in traffic statement. Sean Thies and Robert Hayes explained the building will house product currently housed outside and would not increase traffic.

Chair **Royce Sposato** then started the review of the Finding of Fax document. It was decided that documentation from the State Fire Marshal's Office that expansion of the sprinkler systems meets code will be needed. It was also decided that a public hearing or a site visit will not be needed.

Motion by **Tom Cote** and seconded by **Mark LaGross** that the Site Plan application be approved subject to Fire State Marshal's approval of the sprinkler system expansion.

VOTE: UNANIMOUS AYE

7. Discussion items:

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

A long discussion took place on the requirements of the Subdivision Ordinance. Board members were asked at the previous meeting to review the ordinance and make notes and suggestions that would promote the growth of more housing. No one offered any notes or suggestions. It was decided that Steve Seekins will make maps that would show prime locations for new subdivision, planned residential developments and an area for a tiny home development. Kathryn Ruth agreed to review the subdivision ordinance and have comments for the next meeting. The Map by Steve Seekins will be for use by the Planning Board and Pittsfield Economic Expansion Corp, (PEEC)

8. Adjournment:

Motion by **Mark LaGross** and seconded by **Tom Cote** to adjourn the meeting.

VOTE: UNANIMOUS AYE

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 Documents.