

MEETING MINUTES
Pittsfield Planning Board
June 11, 2012

The Pittsfield Planning Board met on Monday, June 11, 2012 at 7:00 p.m. in the Council Chambers of the Pittsfield Municipal Building to consider the following agenda.

PRESENT: Kelly Flanigan, Royce Sposato, Walter Reuter, Chris Cookson, Jack Wright and Alan Dunphy. **ABSENT:** Fred Raynes and Brent Newhouse. **Also Present:** Town Manager Kathryn Ruth, Building Inspector Steve Seekins, Joel Greenwood of KVCOG and Tom Cote.

1. Chairman **Alan Dunphy** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Royce Sposato** and seconded by **Kelley Flanigan** to adopt the minutes of the regular meeting of May 29, 2012.

VOTE: UNANIMOUS AYE

3. **PUBLIC HEARING: NONE**

4. **OLD BUSINESS/DISSION:**

- a. Comprehensive Plan work session covering the Natural Resources and Water Resources

Alan Dunphy led the discussion on the revisions the **Planning Board** felt were necessary for this section of the Comprehensive Plan.

Steve Seekins provided the board a preliminary copy to the Farm and Open Space and Tree Growth Tax Program charts showing the number lots, acreage and dollar value of lots in these tax categories.

Joel Greenwood provided the following maps dated 04/2012: Geological, Water Resources, Drainage Class of Soils, Hydrological Soils, Erodable Soils, Critical Natural Resources and Flood Zone.

He also passed out reference material entitled Agricultural and Forestry Resources Recommendations and Critical Natural Resources.

Steve Seekins noted that small projection of land shown on the above maps at the north border with Hartland appears to be in error as it does not agree with the tax maps.

Natural Resources:

Please note that all formatting issues which showed up when **KVCOG** sent the document to the **Building Inspector** will be corrected for the final draft.

The following changes were approved for this section:

The **Board** and **Town Manager** agreed to remove all references to the 1970 Plan as the reference material has changed very little. Having 1970 listed makes the plan seem old whereas the year has simply been carried forward in the various plans and updates.

Page II-6, Surficial Geology, delete “right” before Bank in the third paragraph, 3rd sentence.

Page II-6, Soils, third line, delete “this” before 1997 Comprehensive Plan.

Page 11-7, Prime Farmland Soils Chart and Agricultural Resources will be moved to the “new” Agricultural and Forest Resources Chapter.

Page 11-7 to 11-12 will be moved to the “new” Agricultural and Forest Resources Chapter.

Page 11-13 Wildlife Habitat and Critical Natural Areas: New Natural Resource Data was reviewed from the State agencies dated 02/28/2012 was reviewed by the **Planning Board**.

Page 11-13 Significant Deer Wintering Areas: **Members** commented that the deer seem to be plentiful in the community, however, decided to not make any changes or add other areas as the deer simply may be traveling from deer yard to deer yard.

Page 11-14 Significant Waterfowl and Wading Bird Habitat: There has been a significant decrease for the category of “Significant Waterfowl and Wading Bird Habitat”. The **Planning Board** decided that a statement explaining why the identified areas has decreased from 19 in 1997 to 7 in 2012 needed to be added to this section for clarity. It may be that definitions have changed as there has not been a significant change in land use over this period of time.

A sentence will be added by the **Town Manager** listing a definition for clarity regarding the Endangered species “Tidewater Mucket”, a snail.

Page 11-15 Industrial Park Debaacle: The **Board** and **Town Manager** agreed that this section would be removed as the Industrial Park has been expanded.

Pages 11-16 to 11-21 Sections on the water bodies will be moved to a “new” Water Resources Chapter.

Page 11-21 to 11-22 Groundwater: Public Supply will be updated by the staff.

Page 11-22: Threats to Groundwater Quality Townwide: Revisions or more clarification needed:

Old underground tanks – all of the Town’s tanks have been updated and are licensed. There may be other tanks in Town – the **Town Manager** will check further on this.

All dairy farms do not have manure storage facilities, however, do have manure storage areas.

All but two railroad crossings in Town are signalized.

The Town's Sand Pile is uncovered as it is classified as Priority 5, a low priority for a building. The Town's salt pile is covered in a town owned building. Delete section regarding setting aside funding annually as the Sand Pile does not have to be covered and the Salt Shed was completed.

Other comments on this section were as follows:

There are no known conflicts between natural resources and development in the commercial and residential zones.

The Town uses its shoreland zoning ordinance to protect the shoreline.

The Town's Site Plan Review Ordinance, which is very user friendly, is set up to protect Natural resources.

The Town of Pittsfield has talked with the Town of Palmyra over the years regarding Protection and use of Douglas Pond.

The Town has not established a conservation commission due to the high number of committees for various functions on the books.

Natural resources on the Scenic Views Listing will be pulled out to be placed in this section.

Alan Dunphy will review the State criteria to answer the questions listed, with **Steve's** help, to see if the Town has covered the requirements in this section.

Water Resources:

The Planning Board reviewed the updated information from KVCOG. It seemed as though with all the factories shutting down or producing less, that the water quality would have improved in the last ten years. The **Town Manager** will check the records the Town received in 2004-2005 when working on the Mill Pond Project to see if there has been any change to 2012.

Steve Seekins is to contact the snowmobile club for location of natural scenic views.

Alan Dunphy advised the next meeting would be on June 25th 2012. Agriculture and Forestry sections of the Comprehensive Plan will be discussed

5. NEW BUSINESS/DISCUSSION ITEMS:

a. Notification of withdrawal of subdivision lots 56-3 and 56-2 of Map 15 Fairway Estates.

Steve Seekins provided a section of drawing C-1 by Engineering Dynamics, Inc. that was recorded in book 4477 page 102 of the Somerset County Registry of Deeds. This drawing

shows the section the above subdivision that has been withdrawn by owner Gate Developers LLC. Members were informed this was to make the board aware of this change.

6. ADJOURNMENT:

Motion by **Walter Reuter** and seconded by **Kelley Flanigan** that the meeting be adjourned at 8:44 pm.

VOTE: UNANIMOUS AYE

Respectfully submitted by

Kathryn Ruth Town Manager and
Steve Seekins, Building Inspector