

# Pittsfield Planning Board

## Agenda

For the Meeting of the Pittsfield Planning Board to be held on Monday April 13, 2015 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Ave.

1. **Open Meeting/** Pledge of Allegiance at 7:00 p.m.
2. **Adoption of the Minutes:** of the Meeting of March 9, 2015
3. **Adoption of the Minutes:** of the Special Meeting of March 18, 2015
4. **New Business:**

Application of Debra Higgins to reestablish a Non-Conforming Commercial Use at 167 Seabasticook Street Tax Map 28 Lot 126 (former Seabasticook Valley Federal Credit Union building)

### 5. **Public Hearing:**

Proposed changes to:

Chapter 13B, Site Plan Review Ordinance to address Communication Towers, Wind Energy Facilities and Use of Public Roads

Chapter 13C, Land Use Definitions to add a definition for Large Scale Commercial Development

### 6. **Old Business:**

6.a Chapter 13B, Site Plan Review Ordinance to address Communication Towers, Wind Energy Facilities and Use of Public Roads (Public Hearing was held 3-9-15). Review changes proposed by The Town Attorney and consider recommending that the Pittsfield Town Council adopt.

6.b Chapter 13C, Land Use Definitions to add a definition for Large Scale Commercial Development. Review changes proposed by The Town Attorney and consider setting to a Public Hearing on 5-11-15.

6.c Add to Chapter 13, Zoning Ordinance: Requirements to regulate Home Based Enterprises. Review changes proposed by The Town Attorney and consider setting to a Public Hearing on 5-11-15.

6.d Add to Chapter 13 Zoning Ordinance: Requirements to regulate Wind Energy Facilities, Communication Towers and Meteorological Towers. Review changes proposed by The Town Attorney and consider recommending that the Pittsfield Town Council adopt.

6.e Add to Chapter 13 Zoning Ordinance Table P in District C-4 Rural District "Large Scale Commercial Development shall be limited to the CDOC Corridor Development Overlay District". As revised by the Town Attorney consider recommending that the Pittsfield Town Council adopt

6.f Add to Chapter 13 Zoning Ordinance Table P in Districts C-4, R-2 and R-4 Wind Energy Facilities, Communication Towers and Meteorological Towers as a Conditional Use.

Roads (Public Hearing was held 3-9-15) The Town Attorney is concerned that due to height and the term compatible with the general neighborhood this may be problematic in R-2 & R-4. Towers exist in these zones and setback requirements for the property lines should address this concern. Consider recommending that the Pittsfield Town Council adopt

6.g. Add to Chapter 13 Zoning Ordinance Table Q in Districts C-2, C-3 and CDOC Wind Energy Facilities as a Conditional Use. (Public Hearing was held 3-9-15) Consider recommending that the Pittsfield Town Council adopt

6.h. Add to Chapter 13 Zoning Ordinance Table Q in Districts C-1, C-2, C-3, CDOC and MSOD Communication Towers and Meteorological Towers as a Conditional Use. (Public Hearing was held 3-9-15) Consider recommending that the Pittsfield Town Council adopt

6.i. Add to Chapter 13 Zoning Ordinance Table R in Districts APD, SOD and AOD Wind Energy Facilities, Communication Towers and Meteorological Towers as a Conditional Use. (Public Hearing was held 3-9-15) Consider recommending that the Pittsfield Town Council adopt

6.j. Add to Chapter 15 Subdivision Ordinance and Chapter 13-B Site Plan Review Ordinance a requirement to show locations of Prime Farm Lands in the use application process. (Public Hearing was held 3-9-15) Consider recommending that the Pittsfield Town Council adopt

6.k. Add to Chapter 16 Shoreland Zoning Ordinance Section 7 “Conflicts with Other Ordinances”. Re-consider proposed changes. The town attorney and the staff recommends not making changes due to the fact that both Chapter 13 and Chapter 16 would need an ordinance overhaul.

6.l. Change Chapter 13 Zoning Ordinance Section 1.E to Read “ Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other Ordinance, other than the Shoreland Zoning Ordinance, regulation or statute, the more restrictive provision shall control”. The town Attorney recommends this change. Please consider setting to a Public Hearing on 5-11-15.

6.m. Add to Chapter 13C, Land Use Definitions a definition for “Project” and a definition for “Prime Farm Land”. Please consider recommending setting to a Public Hearing on 5-11-15.

#### **8. Other items that come before the Board**

Other Items requested to be reviewed by Planning Board Members and/or the public.

#### **9. Adjournment:**

##### **Enclosures: (Planning Board Members only)**

Minutes of the Planning Board Meeting of March 9, 2015 & March 18, 2015  
Supporting Documentation for items # 4, # 5 and #6 above.