

Minutes
Pittsfield Planning Board
Regular Meeting
February 9, 2015

The Pittsfield Planning Board met on Monday, February 9, 2015 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Present: Jan Laux, Brent Newhouse, Holly Zadra, Royce Sposato, Walter Reuter, and Tom Cote.
Absent: Jack Wright, Matt Bolster and Anna Bockis. Also Present Town Manager Kathryn Ruth 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 **Holly Zadra to** adopt the minutes of the meeting of January 12, 2015.

VOTE: UNANIMOUS AYE

3. **Public Hearing:**

- Proposed changes to Chapter 13 Zoning Ordinance regulating a Medical Marijuana Dispensary
- Proposed changes to Chapter 13 Zoning Ordinance regulating a Methadone Clinic
- Proposed changes to Table Q – Commercial District Use and Dimensional Standards for Conditional Uses
- Proposed changes to Chapter 13-C Land Use Definitions
- Proposed change to Chapter 16 Shoreland Zoning Ordinance Commercial Use Definition.
- Proposed change to Chapter 16 Shoreland Zoning Ordinance Table 1. Land Uses in the Shoreland Zone

Chair **Royce Sposato** opened the Public Hearing at 7:02 pm asking for proponents or opponents to speak. There were no proponents or opponents. Kathryn Ruth explained she was not speaking as a proponent or opponent of the ordinance amendments but was here to explain the need and requirements of the proposed changes. Ms. Ruth explained the history of the moratoriums and how the need for regulations came about. She advised that the town attorney had reviewed the ordinance changes. The Town Attorney's recommendations were incorporated into the proposed ordinance copies which were advertised and posted for the public hearing, included in their package and available at the meeting for discussion.

Chair **Royce Sposato** closed the Public Hearing at 7:09 pm.

4. **New Business: NONE**

5. **Old Business:**

- a. Act on the proposed changes to Chapter 13 Zoning Ordinance regulating a Medical Marijuana Dispensary.

The Planning Board discussed and voted to recommend the above-proposed amendments to the Town Council:

Motion by **Tom Cote** and seconded by **Walter Reuter** to approve the amendments as revised by the Town Attorney and discussed at the Public Hearing.

VOTE: UNANIMOUS AYE

- b. Act on the proposed changes to Chapter 13 Zoning Ordinance regulating a Methadone Clinic.

The Planning Board discussed and voted to recommend the above-proposed changes to the Town Council:

Motion by **Holly Zadra** and seconded by **Tom Cote** to approve the amendments as revised by the Town Attorney and discussed tonight at the Public Hearing.

VOTE: UNANIMOUS AYE

- c. Act on the proposed changes to Chapter 13-C Land Use Definitions

The Planning Board discussed and voted to recommend the above-proposed changes to the Town Council:

Motion by **Tom Cote** and seconded by **Brent Newhouse**

VOTE: UNANIMOUS AYE

- d. Act on the proposed changes to Chapter 16 Shoreland Zoning Ordinance

The Planning Board discussed and voted to recommend the above-proposed changes to the Town Council:

Motion by **Tom Cote** and seconded by **Brent Newhouse**

VOTE: UNANIMOUS AYE

- e. Review the following ordinance changes proposed By the Planning Board resulting in the implementation of the Land Use Plan Strategies listed in the Comprehensive Plan adopted August 2013 on page 137.

- Add Home Based Enterprise uses to Chapter 13 Zoning Ordinance for Zoning District C-4

- Add Limitations on Mobile Home Parks in Zoning District C-4 to Chapter 13 Zoning Ordinance
- Change Chapter 16 Shoreland Zoning Ordinance Section 7 “Conflicts with Other Ordinances”
- Add requirements to Chapter 15 Subdivision Ordinance and Chapter 13-B Site Plan Review Ordinance to show locations of Prime Farm Lands in the use application process.
- Add Wellhead Protection Zone requirements to Chapter 13 Zoning Ordinance

The above items were reviewed and no changes were recommended. Steve Seekins reminded the Board that the above items plus the proposed Wind Energy Facilities and Communication Towers Ordinance were set to Public Hearing at the January 12, 2015 meeting for the next Planning Board Meeting on March 9, 2015.

It was recommended by the Board that a definition for Large Scale Commercial Development be added the next time code revisions are proposed as regulations are part of this package.

6. **Other items that come before the Board: NONE**

7. **Adjournment:**

Motion by **Walter Reuter** and seconded by **Tom Cote** that the meeting be adjourned at 7:43 pm.

VOTE: UNANIMOUS AYE

Respectfully submitted by:
Steve Seekins, Building Inspector
Nicole Nickolan, Town Clerk