

**Minutes**  
**Pittsfield Planning Board**  
**Regular Meeting**  
**September 14, 2015**

The Pittsfield Planning Board met on Monday, September 14, 2015 at 7:00 pm in the Council Chambers of the Pittsfield Municipal Building, 112 Somerset Avenue, Pittsfield, Maine.

Present: Jan Laux, Anna Bockis, Matt Bolster, Walter Reuter, Brent Newhouse, Jack Wright, Royce Sposato and Vaughan Woodruff. Absent: Tom Cote. Also Present: Building Inspector Steve Seekins.

1. Vice Chair **Jan Laux** opened the meeting by leading the Pledge of Allegiance to the flag.
2. Motion by **Walter Reuter** and seconded by **Jan Laux** to adopt the minutes of the meeting of May 11, 2015.

**VOTE: UNANIMOUS AYE**

3. **New Business:**

Subdivision Pre-application Meeting for proposed division of lot of Tax Map 32 Lot 24 at 143 Hamilton Terrace by applicant Brek Hamilton.

- a. The applicant Representative Greg Carey presents a Pre-application Sketch Plan and verbal presentation regarding the site and the proposed division.
- b. The Board may ask questions and make suggestions to be incorporated by the applicant into the application.
- c. The date of the on-site inspection is selected
- d. The Board hears requests for application waivers
- e. The Board sets the application on the agenda for the next meeting of 10-12-2015

Per the advice of Maine Municipal Association it was determined the division of the lot of Tax Map 32 Lot 24 into 3 lots, with one being retained by the owner who had lived there for greater than five years, would not be considered a Subdivision or require a Subdivision Application or approval. It was discussed that the 3 lots meet the size requirements of zoning district R-3 of which these are in. It was discussed that town sewer and water are available to these lots. The owner's representative Greg Carey withdrew his application.

4. **Public Hearing: None**
5. **Old Business: None**
6. **Other Items that come before the Board: None**
7. **Adjournment:**

Motion by **Walter Reuter** and seconded by **Jack Wright** that the meeting be adjourned at 7:15 pm.

**VOTE: UNANIMOUS AYE**

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