



**TOWN OF PITTSFIELD
PLANNING BOARD
TOWN HALL, 85 MAIN STREET
PITTSFIELD, NH 03263**

MEETING MINUTES OF Thursday, August 25, 2022

ITEM 1. - CALL TO ORDER

Call to order at 7:00 p.m. by Adam Gauthier, Chair of the Planning Board.

ITEM 2. – ROLL CALL

Adam Gauthier – Chair

Ray Ramsey – Vice Chair

Matt St. George

Carl Anderson – Selectman Rep.

Ed Trzcinski – Alternate – arrived at 7:06 PM

MEMBERS ABSENT

Randy Severance

Jim Adams – Selectman Alt Rep.

Bonnie Theriault – Office Assistant

OTHERS PRESENT

Michael Farrell -

ITEM 3. – PUBLIC INPUT

None.

ITEM 4. – PUBLIC HEARING CONTINUATION OF LOT LINE ADJUSTMENT – R53-4-2 & R53-4-5 Susan & Robert Guay & Laurie Wharem

Adam Gauthier read the following;

Notice is hereby given in accordance with RSA 676:4 & 675:7 that application PB 2022- 005 for a Lot Line Adjustment from Susan Guay of 285 Webster Mills Road, Pittsfield, NH 03263 for property located at 277 Webster Mills Road, Tax Map R53 Lot 4-2, owned by Laurie Wharem and 285 Webster Mills Road, R53, Lot 4-5, owned by Susan & Robert Guay, will be submitted to the Pittsfield Planning Board on

Thursday, August 11, 2022, during a regular meeting of the Board starting at 7:00 PM. The subject properties are located in the Rural Zoning District. Meeting held at Pittsfield Town Hall 85 Main Street, Pittsfield NH.

Upon a finding by the Board that the application meets the submission requirements of the Town of Pittsfield subdivision regulations, the Board will vote to accept the application as complete, and a Public Hearing on the merits of the proposal will follow immediately.

Should a decision not be reached at the Public Hearing, this application will stay on the Planning Board's

agenda until it is either approved or disapproved.

Application materials are available for review at Pittsfield Town Hall, 85 Main Street, during normal business hours.

Adam Gauthier invited the applicants to come forward and stated that Susan Guay presented an addendum to the lot line adjustment application.

Adam Gauthier: I motion to accept the addendum to the lot line adjustment application for R53-4-2 and R53-4-5, Susan and Robert Guay, and Laurie Wharem, as presented.

Carl Anderson: Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Matt St. George – yes, Ray Ramsey– yes, Carl Anderson – yes.

Adam Gauthier: I make a motion to waive #19 of the Minor Subdivision Checklist of the requirement of the name, license #, and seal of the wetland's scientist.

Carl Anderson Second.

Discussion: None.

Motion carried 4-0-0.

Adam Gauthier: I make a motion to waive #25 of the Minor Subdivision Checklist of the requirement of the Topographic from field data at 5' contour intervals: spot elevations at high and low points.

Carl Anderson Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Matt St. George – yes, Ray Ramsey– yes, Carl Anderson – yes.

Adam Gauthier: I make a motion to waive #26 of the Minor Subdivision Checklist of the requirement of the 2' contour intervals.

Carl Anderson Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Matt St. George – yes, Ray Ramsey– yes, Carl Anderson – yes.

Adam Gauthier: I make a motion to waive #30 of the Minor Subdivision Checklist of the requirement of all error of closure shall exceed 1 to 10,000 for both raw traverse and plat closure; must tie to the USGS and State Plane System.

Ray Ramsey: Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Matt St. George – yes, Ray Ramsey– yes, Carl Anderson – yes.

Adam Gauthier: I make a motion to waive #14 of the Minor Subdivision Checklist of the requirement of the location of existing streets, easements, water bodies, streams, and other pertinent features such as wetlands – delineated and stamped by a Certified Wetlands Scientist – railroads, buildings, parks, cemeteries, drainage ditches.

Ray Ramsey: Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Matt St. George – yes, Ray Ramsey– yes, Carl Anderson – yes.

Adam Gauthier called Alternate Ed Trzcinski to the table as a voting member, filling in for Randy Severance.

Adam Gauthier: I make a motion to approve the lot line adjustment for R53-4-2 and R53-4-5, Susan and Robert Guay, and Laurie Wharem, with the five approved waivers and the addition of note #9 on the plan stating that a variance was granted by the Pittsfield ZBA on August 4, 2022, to allow the rear setbacks to be reduced from 25' to 3' for the carport.

Matt St. George: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George – yes, Ray Ramsey– yes, Carl Anderson – yes, Ed Trzcinski – yes.

Adam Gauthier advised the applicant that their application was approved and reminded them of the 30-day appeal period.

ITEM 5. - CONCEPTUAL DISCUSSION – WITH MIKE FARRELL REGARDING R38-10, OWNED BY DANIEL CONLIN ON INGALLS ROAD

Adam Gauthier advised Mike Farrell that any discussion during the meeting is non-binding and that the board cannot give specific answers to any proposed subdivisions without a publicly noticed application. Mike Farrell stated that he understood tonight's discussion was informational only. He said he wanted to make sure that he had all of the information that would be required by the board, to move forward with a 4-5 lot subdivision for his family members. Carl Anderson asked if the property line was also the Town Line. Mr. Farrell stated that it was the Town line, and two lots are being sold in this purchase. Linda Manter, Realtor advised the board that the property owner described the property as approximately 88 acres with 44.6 acres abutting the Pittsfield Town Forrest; 2,200 feet of frontage on Sanborn Road in the back; 1,770 feet of frontage on Ingalls Road and two lots in Chichester are considered landlocked. Mr. Farrell stated that depending on the number of lots they decide on, each lot would be approximately 17 acres. Carl Anderson advised Mr. Farrell that Pittsfield allows detached accessory dwelling units if Mr. Farrell's parents do decide to move with the family. Carl Anderson advised Mr. Farrell to be sure that if he decides to have the detached accessory dwelling unit, to be sure have the proper septic system plan to service the main house as well as the ADU. Adam Gauthier discussed the wet areas on the parcel and recommended a wetlands scientist walk the property. Matt St. George asked with the road frontage was for the small lot. Mr. Farrell stated it was approximately 238 feet. Adam Gauthier stated that he did not see anything that looked like it couldn't move forward. Adam Gauthier asked if the board had an issue with him going to the property and walking it with Mr. Farrell. The board agreed that if Adam Gauthier wanted to go walk the property as an individual, they were fine with that but not as a planning board member.

ITEM 6. LAND USE APPLICATION FEES DOCUMENT FOR REVIEW AND DISCUSSION

Adam Gauthier stated that Bonnie Theriault had drafted up the updated Land Use Application Fees document as required by changes in the legislature. He stated that the board did not have to vote on the document but wanted to state that due to the changes in costs for advertising in the Concord Monitor, the notation "to be determined by market price" is listed for advertising costs. The board members agreed the form was acceptable.

ITEM 7. – APPROVAL OF MINUTES OF THE AUGUST 11, 2022 MEETING

Carl Anderson: I make a motion to approve the August 11, 2022 meeting minutes as presented.

Ray Ramsey: Second.

Discussion: None.

Motion carried 4-0-1. Adam Gauthier – yes, Ray Ramsey– yes, George abstained – yes, Carl Anderson – yes. Ed Trzcinski abstained.

ITEM 8. – MEMBERS' CONCERNS

None.

ITEM 9. - ADJOURNMENT

Carl Anderson: I make a motion to adjourn at 7:33 p.m.

Ray Ramsey: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George – yes, Ray Ramsey– yes, Ed Trzcinski – yes, Carl Anderson – yes.

Approved:



Adam Gauthier, Chair

10/13/2022
Date