

MASTER PLAN COMMITTEE APPROVED MINUTES

April 10, 2017

**Attendees: Ralph Odell - Chair, Ted Mitchell -
Secretary, Jim Pritchard, Roland Carter,
Helen Schoppmeyer**

- 1. Call to Order: 7:14 pm**
- 2. Approval of Minutes - February 27, 2017 : No Changes
- March 27, 2017: No Changes**
- 3. Economic Development:**
 - In Depth Discussion of Business Owners in Various Towns Who Are Now or Have Faced Backlash from Abutters on Their Business Plans Some of Whom have Pulled Out**
 - Pittsfield Must Have a Strong/Clear Zoning Ordinance**
 - Pittsfield Zoning Board of Adjustment (ZBA) Must Know Their Legal Responsibilities: 1. Purpose for a Variance is Only if Special Condition(s) Exist on the Property. 2. The ZBA Can Not Make Zoning Ordinance Proposals But Must Enforce Zoning Ordinance Regulations. By Following State RSAs it is Much Less Likely that There will be Lawsuits from Abutters.**
 - Boards Need to Ensure that the Type of Business is Appropriate for the Location. This will Decrease Public Resistance and Lawsuits.**

- **Everyone Agreed that There is a Need for Creating a Checklist to be Used by the Town Office, Building Inspector's Office and Selectmen Whenever Someone Shows Interest in a Town Property. This will Ensure that All Boards and Committees Know that Someone has Inquired About a Property and that Any Town Body that has Information for This Person is Aware of His/Her Interest and that Any Useful Information is Provided to Said Person. This is Very Likely to Help the Individual Make the Appropriate Decision.**

4. Next Chapter in the Master Plan is Natural Resources:

- **This Includes: Water; Vegetation; Wildlife; Soils and Resource History**
- **Must Look at Resources the Town has and How to Conserve and Use Them**
- **Acquiring Pennichuck and the Town Owning it's Own Aquifer is Vital:**
 - **Must Plan for Permanent Loss of Water Supply (For Whatever Reason)**
- **Must Address Gravel Pits:**
 - **Identify Where Gravel Exists and Determine Where Future Pits Should be Allowed**
 - **Need to Check State Regulations**
- **Airspace: Regulations Controlling Use**

5. Next Meeting: April 24, 2017

6. Adjourned: 8:19 pm

Prepared by: Ted Mitchell, Secretary

Submitted: Ralph Odell, Chairman, Master Plan Committee

Ralph Odell