

**Pittsfield Planning Board  
Town Hall, 85 Main Street  
Pittsfield, NH 03263  
Minutes of Public Meeting**

**DATE:** Monday, June 13, 2016

**AGENDA ITEM 1:** Call to Order

Chair Clayton Wood called the meeting to order at 4:33 P.M.

**AGENDA ITEM 2:** Roll Call

Planning board members present:

Clayton Wood (chair),  
Jim Pritchard (secretary),  
Roland Carter (alternate), and  
Paul Nickerson (alternate)

Planning board members absent:

Daren Nielsen (vice-chair),  
Pat Heffernan,  
Gerard LeDuc (selectmen's ex officio member), and  
Carole Richardson (alternate for the selectmen's ex officio member)

Members of the public appearing before the planning board: Carl Anderson, selectman; Jesse Pacheco, building inspector; and Helen Schoppmeyer.

“Members of the public appearing before the planning board” includes only members of the public who spoke to the board. It does not include members of the public who were present but who did not speak to the board.

**AGENDA ITEM 3:** Site visit to town-owned property at 81 Main Street

Roland Carter and Paul Nickerson sat in place of Daren Nielsen and Pat Heffernan.

The descriptions of the three town-owned properties are Jim Pritchard's observations except where noted otherwise.

81 Main Street has a plaque on the front of the house saying,

“Charles H. Sargent  
c. 1841”

The property also has a historical marker in the front yard saying, “1865 Old Stage Depot.”

The property has had extensive recent renovation work. There are much new drywall and new wiring, and there is recently placed oriented strand board, also known as OSB board, on the floor. There is a new door in the front, and there is a new, 200-ampere electrical service box in the basement.

There is little evidence of water damage or rotten wood. There is some staining from water leakage visible on the ceiling of the still-finished upstairs room.

Other board members said that the attached barn was in a bad state of dilapidation. Jim Pritchard did not enter the barn, so this account is not first hand.

The siding of the building is asbestos shingles, but almost all of the shingles are undamaged. Helen Schoppmeyer said that removing the shingles would be unnecessary and in fact would be unwise. Helen Schoppmeyer said that the shingles could be painted.

The basement foundation is rocks, some of which have gaps in the mortaring. The basement floor is dirt.

Jim Pritchard asked Carl Anderson whether the board of selectmen had plans for the sale of the properties.

Carl Anderson said yes but did not specify what the plans were. Carl Anderson said that the board of selectmen wants to sell the properties and get them back on the tax rolls.

Helen Schoppmeyer asked whether the board of selectmen had any buyers lined up.

Carl Anderson said no.

Helen Schoppmeyer suggested contacting Old Barns of New Hampshire. Old Barns of New Hampshire is a preservationist organization of old barns.

**AGENDA ITEM 4:** Site visit to town-owned property at 114 Main Street

This building is old-looking on its outside and inside but it has no rotting wood or evident water damage. The roof is bad on one side but good on the other. There is much trash upstairs. A little staining from water leakage is visible on the ceiling upstairs. The building has a strong odor inside.

The chimney visible on the first floor appears very new.

Clayton Wood and Roland Carter went into the attic and reported that the attic looked good except for some water leakage around the chimney.

Jim Pritchard and Paul Nickerson went into the attic and likewise found it in good condition. The roofing boards are not rotting, and very little evidence of water leakage is visible except in the vicinity of the chimney, where the wood appears not rotten despite the water leakage visible. There is another area of small water leakage where the roof deterioration, on the pond side of the building, is visible from the outside of the building. The side with the good roof has not water leakage visible except around the chimney.

The basement has a new oil tank and furnace and has two heating zones. Clayton Wood estimated the age of the house from the foundation construction as being from about the 1850s. The mortar between the rocks fills the voids properly. The basement floor is dirt.

**AGENDA ITEM 5:** Site visit to town-owned property at 31 Berry Avenue

This property has no visible rotten wood. The building has a leaking roof. Someone has put a blue tarpaulin over the roof, but the tarpaulin has become shredded. Plastic has been hung from the ceiling in various places to collect water leaking through the roof.

