

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

DATE: Thursday, August 2, 2018

AGENDA ITEM 1: Call to order

Chair Clayton Wood called the meeting to order at 7:03 P.M.

AGENDA ITEM 2: Roll call

Planning board members present:

Clayton Wood (chair),

Daren Nielsen (vice-chair),

Jim Pritchard (secretary),

Paul Nickerson, and

Carl Anderson (selectmen's ex officio member)

Planning board members absent:

Adam Gauthier (alternate),

James Hetu (alternate), and

Jim Adams (alternate for the selectmen's ex officio member)

Pittsfield town officials appearing before the planning board: None.

Members of the public appearing before the planning board: None.

“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: Public input

No public input.

AGENDA ITEM 4: Approval of the minutes of the July 5, 2018, meeting

Clayton Wood moved to approve the minutes of July 5, 2018, as written in draft.

Daren Nielsen seconded the motion.

Discussion:

No board member stated any problems in the draft minutes.

Vote to approve the minutes of July 5, 2018, as written in draft: carried 4 - 0 - 1. Voting "yes": Jim Pritchard, Daren Nielsen, Clayton Wood, and Paul Nickerson. Voting "no": none. Abstaining: Carl Anderson.

After the meeting, recording secretary Jim Pritchard corrected the following error:

Agenda item 11, page 9: Change

I transcribed these minutes (not verbatim) on July 7, 2018, from the digital audio recording that Chairman Clayton Wood made during the meeting on July 7, 2018, and uploaded to the Internet.

to

I transcribed these minutes (not verbatim) on July 7, 2018, from the digital audio recording that Chairman Clayton Wood made during the meeting on July 5, 2018, and uploaded to the Internet.

On September 8, 2018, recording secretary Jim Pritchard corrected the following error:

Agenda item 5, pages 3 and 4: Change "tax map R-16, lot 6-1" to "tax map R-15, lot 6-1" in three places.

And at the end of the minutes document, add the following statement:

Correction made on September 8, 2018, to agenda item 5, pages 3 and 4: Changed "tax map R-16, lot 6-1" to "tax map R-15, lot 6-1" in three places.

AGENDA ITEM 5: Status of Pittsfield Self Storage's application for site plan approval

Jim Pritchard said that Pittsfield Self Storage had changed its mind about being willing to merge tax map R-15, lots 30 and 30-1, and had filed an application for a zoning variance from the prohibition against multiple principal buildings on a single lot (Pittsfield Zoning Ordinance, article 3, section 3, (c)) so as to avoid the lot merger and so as to have four storage-locker buildings as four principal buildings on lot 30. Jim Pritchard said that this variance application was scheduled for a hearing before the zoning board of adjustment on August 9, 2018. Jim Pritchard said that the zoning board of adjustment had granted Donna Ward's motion for rehearing of Pittsfield Self Storage's special exception application but that the zoning board of adjustment had not said that it agreed or disagreed that Donna Ward was an abutter entitled to individual notice. Jim Pritchard said that the rehearing of Pittsfield Self Storage's original special exception application, that is, without merging lots 30 and 30-1, would also be on August 9, 2018. Jim Pritchard said that his statement about Pittsfield Self Storage was for the board's information only and was not for discussion because the board had not given notice that the board would review Pittsfield Self Storage's application for site plan approval.

AGENDA ITEM 6: Progress on making a new historic homes zoning district

Jim Pritchard said that with much help from Dan Welch and Daren Nielsen, he had made a preliminary list of the lots to become part of the Suburban zoning district or the Rural zoning district and of the lots to become the new Historic Homes zoning district. Jim Pritchard said that he also had a preliminary use table for the Historic Homes district.

Clayton Wood asked how many zoning amendment proposals would changing the zoning map have.

Jim Pritchard said that he expected three zoning amendment proposals: one amendment to change the Suburban zoning district, one amendment to change the Rural zoning district, and one amendment to create the Historic Homes zoning district.

Clayton Wood said that this project to revise the zoning map had come from last year's amendment to the zoning ordinance regulations of nonconforming uses. Clayton Wood said that revising the zoning map would turn the nonconforming single-family dwellings into conforming single-family dwellings

Jim Pritchard said that he hoped but could not promise that he would be able to have a preliminary zoning map and a preliminary use table ready to submit to the board for the board's review by August 16. Jim Pritchard said that he expected to mail every affected property owner to explain why the board was revising the zoning map and to solicit feedback after the board had reviewed the preliminary proposal.

Carl Anderson said that the changes to the zoning districts would make real estate financing easier for the affected property owners because single-family dwellings would become conforming uses.

Carl Anderson said that calling the new district the Historic Homes District could give the erroneous impression that the new zoning district was a historic district.

The board agreed to find a name different from "Historic Homes District."

Clayton Wood said that the Historic-Homes-District project was an example of how one citizen, in this case, Dan Welch, coming to a board meeting could make a big difference to the town.

Daren Nielsen said that looking at the Portsmouth Zoning Ordinance might give some helpful guidance in developing the use table for the Historic Homes District.

Paul Nickerson agreed with Daren Nielsen.

Clayton Wood asked why a separate zoning district for the downtown historic homes was necessary.

Jim Pritchard said that Daren Nielsen had answered this question when they had worked together. Jim Pritchard said that he had thought that the Suburban District could include the lots otherwise destined for the Historic Homes District but that Daren Nielsen had said that a separate Historic

Homes District was necessary to allow these homes to have more commercial uses than homes in the Suburban District have and that the reason for allowing these homes to have more commercial uses was because these homes exist in a more commercial neighborhood.

Daren Nielsen said that the idea behind the Historic Homes District was to allow a range of uses that would make the older, single-family dwellings in the downtown more useful and thus more valuable to preserve.

Paul Nickerson said that the predominantly residential areas should be in a residential zoning district and that the board would need to revise the master plan to propose the changes to the zoning districts.

The board agreed to have a special meeting on August 16, 2018, if Jim Pritchard were able to have a zoning map and a use table ready to submit to the board for the board's review a few days before August 16.

AGENDA ITEM 7: Selectman's report

Carl Anderson had nothing to report.

AGENDA ITEM 8: Members' concerns

No board member stated any concern.

AGENDA ITEM 9: Public input

No public input.

AGENDA ITEM 10: Adjournment

Clayton Wood moved to adjourn the meeting.

Paul Nickerson seconded the motion.

Vote to adjourn the planning board meeting of August 2, 2018: carried 5 - 0 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Clayton Wood, Paul Nickerson, and Carl Anderson. Voting "no": none. Abstaining: none. The planning board meeting of August 2, 2018, is adjourned at 7:28 P.M.

Minutes approved: September 6, 2018

Clayton Wood, chairman

Date

I transcribed these minutes (not verbatim) on August 4, 2018, from the digital audio recording that Chairman Clayton Wood made during the meeting on August 2, 2018, and uploaded to the Internet.

Jim Pritchard, planning board recorder and secretary