



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

MEETING MINUTES of Thursday, April 26, 2018

CALL TO ORDER

The Zoning Board of Adjustment Meeting for March 8, 2018 was called to order by Mr. Hetu 7:02p.m.

MEMBERS PRESENT

James Hetu
Pat Heffernan
Jason Rokeach
Scot Palmer

OTHERS PRESENT

Jim Pritchard
Matt St. George
Jeff Lewis
Bringham Boson
Chris Ward

REVIEW AND APPROVE THE MINUTES

The Chair made corrections to page four, second to last paragraph to read “express concern that the Select Board has radically altered the Administration of Zoning in the town of Pittsfield in the last year.”

Motion. Mr. Rokeach made a motion to approve the minutes for April 26, 2018 as amended. Mr. Palmer seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Rokeach - Yes; Mr. Palmer – Yes; and Mr. Heffernan - Yes. The Chair declared the Motion passed.

**APPLICATION FOR SPECIAL EXCEPTION FOR SELF STORAGE FACILITY
ON HIGH ST, TAX MAP R15 LOT 30 IN THE LIGHT COMMERCIAL ZONING
DISTRICT.**

The Chair informed the applicant they have a short board due to elections and others moving on but he can have a full board in two weeks. It is up to the applicant to decide if they want to meet today or wait for a full board.

Jeff Lewis of Northpoint Engineering introduced himself and Mike McDonough from Pittsfield Self Storage LLC. He submitted aerial photographs of the property. He explained they have an application with the Planning Board and attached a site plan sheet to this Board.

Mr. Lewis said the property is just under 11 acres off of Route 28 and between Barnstead Rd and River Rd. There is an existing self-storage facility next door to it which Mr. McDonough certainly owns. The current property was subdivided out in 2007 but is under the same ownership.

Mr. Lewis explained there would be a separate entrance onto the new property because of storm water management wetlands which don't allow them to connect the sites.

Mr. Lewis said the existing facility has about 40 square feet of storage and the new property would only be about 36 square feet. It would be fully operated from the existing property so there wouldn't be any other need for an office or restrooms.

Mr. Lewis said they are before the Zoning Board tonight because the self-storage is allowed through a special exception. He stated this is a clearly established use in the area with the existing facility being next to it and doesn't think there would be any impacts to the property values out there.

The Chair explained they will be voting on each criterion individually.

Mr. Lewis read Criteria A "the use shall not be detrimental or offensive to the neighborhood." He commented self-storage is already in the neighborhood and definitely be complementary. There is no way it will be detrimental or offensive to the neighborhood as it will be developed in a consistent manner to what is already out there.

Mr. Lewis read Criteria B "the use shall not diminish the value of any of the surrounding properties." He said it is the same logic as Criteria 1A as they have existing self-storage on both sides of them.

Mr. Lewis read Criteria C "the use, its parking needs, and its access ways shall be no nuisance or serious hazard to pedestrian or vehicular traffic. Parking needs shall be deemed a nuisance if parking needs force vehicles to park on a street or on a nearby property." He said they have one access on High Street with plenty of parking. He stated it will not generate any pedestrian traffic.

Mr. Lewis read Criteria D "the use shall have adequate and appropriate facilities and utilities to ensure the proper operation of the use." He explained they need an electrical service to control the lights and one of the buildings will be a climate control building with electricity. He said there is no need for water and sewer so he doesn't think there will be any further demand on municipal resources and facilities.

Mr. Lewis read Criteria E “the use shall be in harmony with the general purpose and intent of the zoning ordinance.” He said it is an allowed use in the district subject to the special exception criteria.

Mr. Lewis read Criteria F “All conditions specific to the proposed use. The zoning ordinance requires various uses to satisfy permitting conditions specific to the use in addition to conditions A through E above.” He said they checked and the definition of the Self-Storage facility is exactly what they are proposing. They are required to go through site plan review with the Planning Board so they have submitted that. They are also required to have an Alteration Terrain Permit with NH DES which they have applied for.

The Chair opened the hearing to the board for discussion.

Mr. Heffernan asked if the Fire Department has looked at the application. Mr. Lewis responded the Fire Department has received it but hasn’t heard back from them.

Mr. Pritchard said he has emailed Chief P but he hasn’t heard from this yet.

Mr. Heffernan asked what the status is with the DES permit and if they anticipate any issues with it. Mr. Lewis said it is in the process and they do not anticipate any issues with it.

The Chair asked what the reason was for the subdivision for the two properties. Mr. McDonough responded he didn’t think there would be demand for more than the 40 acres.

The Chair opened the hearing to the public.

Mr. Ward, resident of Pittsfield, asked if outdoor storage is an allowed use on this project. Mr. McDonough responded they have no plans of outdoor use. The Chair explained they are voting on the plans being presented and there is nothing about outdoor use so it would not be an allowed use.

Mr. Ward expressed concern any lighting would be directed towards the ground and towards the building and not polluting the night sky as part of the town’s imitative to convert all the lighting to LED. The Chair asked Mr. Pritchard if lighting was under the purview of the Planning Board. Mr. Pritchard responded it is under the Planning Board; however, it would fall under the criteria of not being detrimental to the surrounding properties.

The Chair asked Mr. Lewis what was their lighting plan. Mr. Lewis stated it is fully downcast and LED which has been submitted to the Planning Board.

Mr. Palmer asked Mr. St. George, the neighbor to Pittsfield Self-Storage, how he feels about this. Mr. St. George responded it is his [Mr. McDonough’s] property. He thinks it

is good for the town of Pittsfield. The only thing he is sorry for is he was told he couldn't do the same on his property last fall.

The Chair asked Mr. Heffernan for his comments. Mr. Heffernan replied it is the sort of thing he likes to see come in as it generates a lot of taxes without a lot of problems. The only thing which might be an issue is from the Fire Department standpoint is if there is a fire it may be difficult to put out but that is on the Fire Department. He thinks it is a good thing for the town and good use of the property.

The Chair asked Mr. Pritchard when they received the third-party review from Mr. Monahan [Central NH Regional Planning]. Mr. Pritchard replied they just received it this afternoon.

The Chair asked if the Zoning Board is holding anything up for them to get approval on. Mr. Lewis said they are on the agenda for the Planning Board and the best case scenario is they get approval pending permits.

The Chair asked Mr. Pritchard where it leaves them as they are just getting Mr. Monahan's report and haven't read it. Mr. Pritchard said there are certain forms on there which are potential issues on some of the addresses for the abutters. He said Mr. Monahan recommended it should be specified sewer, water, and utilities and if not needed to be specified on the plan. He also recommended sample of the lineation of the parking spaces so there would be an understanding of how the cars would park and maneuver around other cars. He thinks the Planning Board will not meet a final decision on this at their meeting next week.

The Chair asked if they have two weeks to review it and approve the application then. Mr. Pritchard thinks they should be able to. Mr. McDonough said it is not holding him up at all.

Mr. Lewis explained they will work actively to address the concerns in Mr. Monahan's reports and doesn't think there will be another review submitted before they come back to the ZBA again. The Chair informed the applicant he is an alternate on the Planning Board so he can feed information back to the ZBA board members if there are any major changes.

Mr. St. George asked if the parking and similar items are considered for the zoning. The Chair explained for a special exception they have to meet the criteria laid out. For the special exception there is a criteria specifically addresses the parking needs and lack of it being a nuisance to vehicular traffic in the area.

Mr. Palmer asked if they are going to get an abutter list. Mr. Pritchard said it was in the attachment.

Motion. Mr. Palmer made a motion to table the public hearing until May 10, 2018. Mr. Heffernan seconded the Motion. There was no additional discussion.

MEMBERS CONCERNS

Mr. Heffernan expressed concern with Mr. Monahan's tardiness of submitting his report. Mr. Pritchard said he thinks Mr. Monahan may have been away because he had reached out to Mr. Monahan without a response. The Chair explained he wanted a chance to look at the report to make sure they don't miss anything major.

Mr. Palmer asked if he was the only one going to the Zoning meeting on Saturday. Mr. Pritchard said he's going and Mr. Neilson from the Planning Board is going as well.

Mr. Heffernan asked what was going on with Mr. Boson. Mr. Pritchard said they expect him to be eligible in July. The Chair informed the Board that Mrs. Benjamin is still an alternate because they haven't filled her position. She will sit as an alternate until they can get a full board. He asked Mr. Pritchard to confirm with Mr. Boson if he will be joining the Board in July. Mr. Pritchard will follow up with Mr. Boson.

Mr. Heffernan asked if it was on this board where Mr. Adams got on him for referring to them as the "five Mark's brothers". The Chair said that was at a Planning Board meeting. Mr. Heffernan said they are at it again as they have decided to shut down the Police Department 20 hours a week.

PUBLIC INPUT

N/A

ADJOURNMENT

Motion. Mr. Palmer made a motion to adjourn. Mr. Rokeach seconded the Motion. There was no additional discussion.

A Roll Call Vote was taken: Mr. Hetu – Yes; Mr. Rokeach - Yes; Mr. Palmer – Yes; and Mr. Heffernan - Yes. The Chair declared the Motion passed.

The Vice Chairman adjourned the meeting at 8:40pm.

APPROVED: May 10, 2018

JAMES HETU, CHAIRMAN

DATE