

**Pittsfield Planning Board  
Town of Pittsfield  
85 Main Street  
Pittsfield, NH 03263**

**AGENDA – APRIL 14, 2022**

- ITEM 1.** Call to order – 7:00 P.M.
- ITEM 2.** Roll call
- ITEM 3.** Public input
- ITEM 4.** Approval of Minutes of the March 10, 2022 meeting
- ITEM 5.** Notice of Public Meeting/Public Hearing Vertex Tower Assets, LLC/DEMES Investments, LLC Telecommunications Facility.

The Pittsfield Planning Board will hold a meeting under RSA 676:4, I, (c), (1), to determine whether a submitted application for Site Plan approval and Conditional Use Permit (if necessary) are complete according to the board's regulations. The time and place of the meeting are Thursday, March 10, 2022, at 7:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicants' name and address are Vertex Tower Assets, LLC., 225 Dyer Street, Providence, RI 02903.

The proposal is a Major Site Plan Review and Conditional Use Permit (if necessary) to allow for the construction and operation of a Telecommunications Facility consisting of a 150' tall lattice style tower inside a 60' X 60' fenced-in compound, that will be located in the Light Ind./Commercial Zoning District (a portion of the subject property is in the Suburban Zoning District). The subject property is Tax Map R21 Lot 12, 1002 Upper City Road, owned by DEMES Investments, LLC., 49 Pilgrim Drive, Bedford, NH 03110.

The application for Site Plan Review is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

**Notice of Hearing on the Merits of an Application for Site Plan Approval**

If the Pittsfield Planning Board determines that Vertex Tower Assets, LLC's, application for Major Site Plan approval and Conditional Use Permit (if necessary) are complete at the above-noticed meeting, then the board will hold a public hearing under RSA 676:4, I, (c), (1); RSA 676:4, I, (e); the Town of Pittsfield Site Plan Review Regulations, section III; and the Town of Pittsfield Subdivision Regulations, article 5, section 1, (d), and article 5, section 4, (a) on the merits of the application immediately after the board's completeness determination. The board will not give additional notice of a continuance of the merits hearing to a later meeting.

**ITEM 6.** K & M Developers, LLC Manny Sousa, Jr., Bailey Park Cluster Subdivision revision

Notice is hereby given in accordance with RSA 676:4 & 675:7 that a letter of request by Shaun Vando, on behalf of K&M Developers, LLC., 46 Lowell Street, Hudson, NH 03051, for subdivision revision of the Cluster Subdivision known as Bailey Park will be submitted to the Planning Board on Thursday, April 14, 2022, at 7:00 PM, at the Pittsfield Town Hall, during a regular meeting of the Board.

The request is to amend the original decision of the 1,008 sq. ft. maximum building footprint, to allow garages and decks to be excluded in the calculation of the 1,008 sq. ft. building footprint for properties located in the Bailey Park subdivision (originally identified as Tax Map R3-7C).

Upon a finding by the Board that the written request meets the submission requirements of the Town of Pittsfield subdivision regulations, the Board will vote to accept the written request 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 request will stay on the Planning Board's agenda until it is either approved or disapproved.

The written request for subdivision revision is available for review at Pittsfield Town Hall, 85 Main Street during normal business hours.

**ITEM 7.**

**Notice of Submission and Determination of Completeness on an Application for Site Plan Approval**

The Pittsfield Planning Board will hold a meeting pursuant to RSA 676:4, I, (c), (1), to determine whether a submitted application for Site Plan approval is complete according to the board's regulation. The time and place of the meeting are Thursday, April 14, 2022, during the regularly scheduled Planning Board meeting that starts at 7:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The name and address of the applicant are Michael Fairbrother/Over the Moon Farmstead, 23 Londonderry Road, Unit 17, Londonderry, NH 03053. The proposal is a major Site Plan Review to renovate a portion of the existing farmhouse to accommodate an indoor tasting area and restaurant. Proposed deck off of the existing house to provide additional outdoor seating. Existing indoor ordering counter and gift shop within barn and outdoor picnic table tasting area to remain. Property is restricted to a maximum of 60 seats (indoor/outdoor). The subject property is identified as Tax Map R17, Lot 2, in the Rural Zoning District. The proposed work area is located at 1253 Upper City Road, owned by OTMF, LLC. The application for Site Plan Review is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

**Notice of Hearing on the Merits of an Application for Site Plan Approval**

If the Pittsfield Planning Board determines that Michael Fairbrother/Over the Moon Farmstead's, application for Site Plan approval is complete at the above-noticed meeting, then the board will hold a public hearing pursuant to RSA 676:4, I, (c), (1); RSA 676:4, I, (e); the Town of Pittsfield Site Plan Review

Regulations, section III; and the Town of Pittsfield Subdivision Regulations, article 5, section 1, (d), and article 5, section 4, (a) on the merits of the application immediately after the board's completeness determination. The board will not give additional notice of a continuance of the merits hearing to a later meeting.

**ITEM 8.** Letter to CNHRPC regarding the Land Development Regulations update

**ITEM 9.** Members' concerns

**ITEM 10.** Adjournment