

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

AGENDA – NOVEMBER 18, 2021

ITEM 1. Call to order – 7:00 P.M.

ITEM 2. Roll call

ITEM 3. Public input

ITEM 4. Approval of Minutes of the October 14, 2021 meeting

ITEM 5. **Minor Subdivision – Peter Teloian R54-11**

Notice is hereby given in accordance with RSA 676:4 & 675:7 that an application for Subdivision by Peter Teloian and Cynthia Fotino, and owned by Peter Teloian - 21 Tom Berry Road Barnstead, NH 03225, for property located at 52 Webster Mills Road, Tax Map R54, Lot 11, located in the Rural Zoning District, will be submitted to the Pittsfield Planning Board on Thursday, November 18, 2021, at 7:00 PM at the Pittsfield Town Hall 85 Main Street, Pittsfield NH, during a regular meeting of the Board.

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

Application materials are available for review at Pittsfield Town Hall, 85 Main Street during normal business hours.

ITEM 6. **** Request to continue the application to the December 9, 2021 meeting
Site Plan Review and Conditional Use Permit (if necessary) - Vertex Tower Assets,
LLC R21-12**

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 and Conditional Use Permit (if necessary) are complete according to the board's regulations. The time and place of the meeting is Thursday, November 18, 2021, at 7:30 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address is 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 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 Suburban Zoning District (a portion of the subject property is in the Light Ind./Commercial Zoning District) and will have a setback of less than 125% of the height of the tower from the property lines, of the lot on which it is located. 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 and Conditional Use Permit 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 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 7. **Bailey Park Subdivision – Update**

- a. Copy of the recorded Open Space Declaration agreement for Bailey Park.
- b. Request from Manny Sousa, Jr. to build single-family residences on two of their lots in Bailey Park, that will be less than 1,008 square feet with a garage below, now that the Declaration of Open Space Land has been recorded. Need to officially withdraw the hold on allowing building permits on remaining vacant lots in Bailey Park if you are satisfied with the recorded Declaration of Open Space Land agreement, and to notify Code Compliance Enforcement Officer Scott LaCroix of the decision.
- c. Copy of a Certification of Zoning Compliance form response from Zoning Administrator Scott LaCroix, regarding the request of K & M Developers LLC, to allow for a 22 X 22 garage to be allowed on Bailey Park subdivision lots and have the 1,008 (or less) square foot stipulation be specifically for the home footprint. The discussion will be to determine how Mr. Sousa of K & M Developers LLC, should move forward. Email received from Attorney at NHMA about the process that the PB can take in regards to Mr. Sousa's request and the subdivision's limitations is also attached.

ITEM 8. **Site Plan Review – Michael Fairbrother/Over the Moon Farmstead R17-2**

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 is Thursday, November 18, 2021, 8:00 P.M., at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH. The applicant's name and address is Michael Fairbrother/Over the Moon Farmstead, 23

Londonderry Road, Unit 17, Londonderry, NH 03053. The proposal is a major Site Plan Review to upgrade the first floor of the existing house to accommodate a 57-seat restaurant and kitchen with 42 outdoor deck seats. The existing barn is to be upgraded with an indoor ordering counter and gift shop, with an outdoor tasting area seating 60 people. And to allow a proposed nanobrewery, which would produce 2 barrels per day maximum on the subject property, 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 Michael Fairbrother/Over the Moon Farmstead. The application for Site Plan Review is on file for public inspection at the Town Hall, 85 Main Street, Pittsfield, NH.

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 9. Selectmen's report

ITEM 10. Members' concerns

ITEM 11. Adjournment