

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

DATE: Thursday, February 21, 2019

AGENDA ITEM 1: Call to order

Chair Clayton Wood called the meeting to order at 7:02 P.M.

AGENDA ITEM 2: Roll call

Planning board members present:

Clayton Wood (chair),

Daren Nielsen (vice-chair),

Jim Pritchard (secretary),

Paul Nickerson,

Carl Anderson (selectmen's ex officio member),

Adam Gauthier (alternate, arrived at 7:14 PM), and

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

Planning board members absent:

James Hetu (alternate)

Pittsfield town officials appearing before the planning board: George Bachelder, highway agent.

Members of the public appearing before the planning board: Larry Berkson, director of the historical society; David Harper, director of the historical society; Mike McDonough, owner of Pittsfield Self Storage; Jim Parker, director of the historical society.

“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: Compliance review of Pittsfield Self Storage application to approve a site plan for a self-storage facility on High Street, tax map R-15, lot 30, in the Light Industrial/Commercial zoning district

Carl Anderson recused himself.

Jim Adams sat in place of Carl Anderson.

Clayton Wood stated the conditions precedent upon which the board had given the Pittsfield Self Storage site plan conditional approval:

1. Pittsfield Self Storage shall revise the site plan dated December 10, 2018, according to KV Partners's recommendations.
2. Pittsfield Self Storage shall submit a compliance letter from KV Partners.
3. Pittsfield Self Storage shall submit a signed development agreement with the three changes as suggested by town attorney Matt Serge but without the question mark after "and the Planning Board" in condition 3.

Jim Pritchard moved the board to find that Pittsfield Self Storage had revised the site plan dated December 10, 2018, according to KV Partners's recommendations.

Clayton Wood seconded the motion.

Discussion: No discussion.

Vote to find that Pittsfield Self Storage had revised the site plan dated December 10, 2018, according to KV Partners's recommendations: carried 5 - 0 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Clayton Wood, Paul Nickerson, and Jim Adams. Voting "no": none. Abstaining: none.

Jim Pritchard moved the board to find that Pittsfield Self Storage had submitted a compliance letter from KV Partners.

Clayton Wood seconded the motion.

Discussion: No discussion.

Vote to find that Pittsfield Self Storage had submitted a compliance letter from KV Partners: carried 5 - 0 - 0. Voting “yes”: Jim Pritchard, Daren Nielsen, Clayton Wood, Paul Nickerson, and Jim Adams. Voting “no”: none. Abstaining: none.

Jim Pritchard moved the board to find that Pittsfield Self Storage had submitted a signed development agreement with the three changes as suggested by town attorney Matt Serge but without the question mark after “and the Planning Board” in condition 3.

Clayton Wood seconded the motion.

Discussion: No discussion.

Vote to find that Pittsfield Self Storage had submitted a signed development agreement with the three changes as suggested by town attorney Matt Serge but without the question mark after “and the Planning Board” in condition 3: carried 5 - 0 - 0. Voting “yes”: Jim Pritchard, Daren Nielsen, Clayton Wood, Paul Nickerson, and Jim Adams. Voting “no”: none. Abstaining: none.

Paul Nickerson moved to approve Pittsfield Self Storage application for self storage units on High Street, tax map R-15, lot 30, with the ZBA special exception approval merits approve all things on site plan in place and development agreement signed and notarize for this application to be complete and ready to go.

Daren Nielsen seconded the motion.

Discussion: No discussion.

Vote to approve Pittsfield Self Storage application for self storage units on High Street, tax map R-15, lot 30, with the ZBA special exception approval, merits approve, all things on site plan in place and development agreement signed and notarize to be complete and ready to go: carried 4 - 0 - 1. Voting “yes”: Daren Nielsen, Clayton Wood, Paul Nickerson, and Jim Adams. Voting “no”: none. Abstaining: Jim Pritchard

Mike McDonough asked Jim Pritchard to e-mail him a copy of the zoning board of adjustment's notice of decision approving a special exception for the self-storage facility, and a copy of the planning board's notice of decision giving final approval to the site plan.

Clayton Wood explained the 30-day appeal process of RSA 677:15.

Jim Pritchard said that the revision date of the site plan is February 8, 2019.

The board's notice of decision giving final approval to Pittsfield Self Storage's site plan is attached at the end of this minutes document. (See RSA 676:3, II.)

The board omitted to vote on giving final approval to the driveway permit, which had received conditional approval upon the same conditions precedent upon which the site plan application had received conditional approval. The board should vote on giving final approval the driveway permit at the board's next meeting, on March 7, 2019.

AGENDA ITEM 5: Review under RSA 41:14-a, I, of a proposal of Paul and Gladys Strickhart to buy the town-owned 33 Main Street, tax map U-03, lot 45, in the Commercial zoning district

The Strickhart proposal is attached at the end of this minutes document.

Carl Anderson replaced Jim Adams on the board.

The board discussed that the Strickharts were proposing a substantial investment in renovating 33 Main Street and whether the town should require that the property be returned to the town if the Strickharts were to default on their proposed renovation.

The board members other than Paul Nickerson agreed not to impose a requirement to return the property to the town in the event of a default because the requirement would be mostly symbolic and because the board did not want to impose even a symbolic impediment to the Strickharts' proposed renovations.

Paul Nickerson opposed the Strickharts' proposal. Paul Nickerson said that the Strickharts would not be able to do what they proposed to do and that the Strickharts should pay the assessed value of \$29,200.

Clayton Wood and Jim Pritchard said that the assessed value was probably wrong and that the actual market value might even be negative.

Clayton Wood said that the Strickhart proposal would conform to zoning and was the product of considerable planning.

Carl Anderson moved the board to recommend in favor of the Strickhart proposal to buy 33 Main Street.

Jim Pritchard seconded the motion.

Discussion:

Paul Nickerson said that the building was "a horror show."

Vote to recommend in favor of the Strickhart proposal to buy 33 Main Street: carried 4 - 1 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Clayton Wood, and Carl Anderson. Voting "no": Paul Nickerson. Abstaining: none.

A letter to the board of selectmen reporting the planning board's vote to recommend for the Strickharts' proposal to buy 33 Main Street is attached at the end of this minutes document.

AGENDA ITEM 6: The Pittsfield Historical Society's application to approve a site plan for the Pittsfield Historical Society's headquarters and museum at the corner of Main Street and Oak Street, tax map U-05, lot 14, in the Commercial zoning district

- a. Determination of potential regional impact
- b. Completeness review if the board determines that the application has no potential regional impact
- c. Merits review with a public hearing if the board determines that the application is complete

Clayton Wood recused himself.

Daren Nielsen was acting chair.

Adam Gauthier sat in place of Clayton Wood.

Determination of potential regional impact:

Jim Pritchard moved the board to find that the Pittsfield Historical Society's proposed headquarters and museum will have no potential regional impact.

Daren Nielsen seconded the motion.

Discussion: No discussion.

Vote to find that the Pittsfield Historical Society's proposed headquarters and museum will have no potential regional impact: carried 5 - 0 - 0.

Voting "yes": Jim Pritchard, Daren Nielsen, Adam Gauthier, Paul Nickerson, and Carl Anderson. Voting "no": none. Abstaining: none.

Completeness review if the board determines that the application has no potential regional impact:

Jim Pritchard moved to approve the historical society's first waiver request, of the requirement to show "Type and location of solid waste disposal facilities (not needed for this use because of small amount that can be transported to BCEP [Barnstead-Chichester-Epsom-Pittsfield transfer and recycling station])."

Carl Anderson seconded the motion.

Discussion: No discussion.

Vote to approve the historical society's first waiver request of the requirement to show "Type and location of solid waste disposal facilities (not needed for this use because of small amount that can be transported to BCEP [Barnstead-Chichester-Epsom-Pittsfield transfer and recycling station])": carried 5 - 0 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Adam Gauthier, Paul Nickerson, and Carl Anderson. Voting "no": none. Abstaining: none.

Jim Pritchard moved to approve the historical society's second waiver request, of the requirement to have a landscaping plan, on condition that the historical society shall, in fact, work with the beautification committee to do the landscaping. The waiver request says, "A modest landscaping plan will be developed by the Town's Beautification Committee after the building is erected. Currently only grass is shown."

Daren Nielsen seconded the motion.

Discussion:

Daren Nielsen agreed that a condition of the waiver should be that the historical society shall, in fact, work with the beautification committee to do the landscaping.

Paul Nickerson said that the landscaping should be designed to avoid drainage problems and that erosion control should be in place when the landscaping is being done.

Daren Nielsen said that the site plan shows a silt fence.

Vote to approve the historical society's second waiver request, of the requirement to have a landscaping plan, on condition that the historical society shall, in fact, work with the beautification committee to do the landscaping: carried 5 - 0 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Adam Gauthier, Paul Nickerson, and Carl Anderson. Voting "no": none. Abstaining: none.

Adam Gauthier moved to approve the historical society's fourth waiver request, of the requirement to have a traffic study. The reason that the application gives for the waiver is "The building will create little additional traffic flow."

Daren Nielsen seconded the motion.

Discussion:

Paul Nickerson and Daren Nielsen said that the historical society had practically no traffic now and was able to make do with no on-lot parking spaces.

Vote to approve the historical society's fourth waiver request, of the requirement to have a traffic study: carried 5 - 0 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Adam Gauthier, Paul Nickerson, and Carl Anderson. Voting "no": none. Abstaining: none.

Daren Nielsen addressed the historical society's third waiver request, of the requirement for a drainage report. The reason that the application gives for the waiver request is "With the prior structure located on the present lot, there were no drainage problems. The land is contoured and sloped to a catch basin at the southwest end of the property."

Daren Nielsen asked Jim Pritchard to read the New Hampshire Department of Transportation's comment on the historical society's site plan. Jim Pritchard read as follows:

Good morning Mr. Pritchard,

My apologies. After further review of Bonnie's email to me, I found the existing conditions plan. It was listed last in the attachments and there were so many of them with this project that they filled the attachment window on my email and I didn't scroll the window down to see the very last one. I believe that any questions that we had have been answered by the plan and we have no additional concerns. Please consider this email as official notification that, as an abutter (Main St.), the NHDOT has no issues with the proposed site. If any excavation work, including but not limited to water, sewer or electric services, is needed within the Main St. right of way, the NHDOT District 3 Office will require that an excavation application (short form) be submitted to our Gilford office. Thank you for the opportunity to review and comment.

Michael S. Kimball
NHDOT District 3
Access & Utilities Technician
2 Sawmill Road
Gilford, NH 03249

Tel: (603) 524-6667
Fax: (603) 524-8027
Michael.Kimball@dot.nh.gov

* * * * *End of the NH DOT's comment.

Jim Pritchard read the report of the highway agent, George Bachelder, which says, "I have reviewed and approve of the plans. Drainage is very good."

Daren Nielsen said that he was satisfied.

Jim Pritchard moved to approve the historical society's third waiver request, of the requirement for a drainage report.

Daren Nielsen seconded the motion.

Discussion:

Paul Nickerson objected that the storm-water runoff would have a faster speed because so much of the rain water would hit the building roof, and that the water's faster speed would make the water overrun the catch basin. Paul Nickerson said that the catch basin needed a headwall to contain the water.

Highway agent George Bachelder and directors of the historical society David Harper, Jim Parker, and Larry Berkson disagreed. George Bachelder said that the headwall was unnecessary and would be a trip hazard. Jim Parker said that the building would have French drains around the building.

Vote to approve the historical society's third waiver request, of the requirement for a drainage report: carried 4 - 1 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Adam Gauthier, and Carl Anderson. Voting "no": Paul Nickerson. Abstaining: none.

Paul Nickerson said that the historical society had asked for a waiver of the requirement for third-party review.

Daren Nielsen said that the board had had third-party review by Matt Monahan, of Central New Hampshire Regional Planning Commission.

David Harper withdrew the historical society's request for a waiver of the requirement for third-party review.

Jim Pritchard moved the board to find the Pittsfield Historical Society's application for site plan approval complete.

Daren Nielsen seconded the motion.

Discussion:

Paul Nickerson objected that the drainage would be inadequate.

Adam Gauthier asked whether the existing conditions plan included a small sliver of the Oak Street right of way that the deed described.

David Harper said yes.

Vote to find the Pittsfield Historical Society's application for site plan approval complete: carried 5 - 0 - 0. Voting "yes": Jim Pritchard, Daren Nielsen, Adam Gauthier, Paul Nickerson, and Carl Anderson. Voting "no": none. Abstaining: none.

Merits review with a public hearing if the board determines that the application is complete:

Daren Nielsen opened the public hearing to public input:

Dan Schroth said that he hoped that the building would be finished by spring.

Joe Darrah said that the building would be a good addition for Pittsfield.

Dan Schroth said that he hoped that his stone wall would remain.

David Harper thanked the planning board for the board's help.

Daren Nielsen closed the hearing to public input.

The board reviewed Matt Monahan's potential conditions of approval (from Central New Hampshire Regional Planning Commission) and the historical society's answers to those potential conditions for approval:

Matt Monahan: Add signature blocks and legend on the site plan sheet.

Historical society: The existing condition plat PDF00607-01 has a signature block for the planning board and will serve as the first page of the drawing package. The legend is already provided on this drawing.

Clayton Wood said that plan note 4 on the existing conditions plat has a space for the owner to sign.

Matt Monahan: Add pipe sizes for water and sewer lines on the site plan sheet.

Historical society: Will be provided if necessary. The water usage and resulting waste water is minimal based on usage at the current historical society.

Matt Monahan: The type of power connection to the building should be indicated in a note on the site plan sheet.

Historical society: Will be provided if necessary. Power connection will no more than residential requirements. No special service required such as 3 phase.

Matt Monahan: Provide a typical drawing for siltation fence.

Historical society: Jim Parker can explain. If more info requires, we will agree to making the details as a condition of approval.

Matt Monahan: Indicate the flood elevation, with map number, on the site plan sheet.

Historical society: See attached Firmette map, number 33013C0387E, area of minimal flood hazard.

Matt Monahan: If the sign is to be illuminated, a plan note should specify the method of illumination.

Historical society: No illumination.

Matt Monahan: Receipt of a Town of Pittsfield Driveway Permit.

Historical society: Done.

Matt Monahan: Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.

Historical society: Stamp is on the existing condition plat PDF00607-01.

Matt Monahan: Post-Construction Inspection Escrow, in an amount determined by the Town's Engineer, for inspection of drainage structures.

Historical society: Do not expect that we will need the escrow.

Jim Pritchard moved to give conditional approval to the Pittsfield Historical Society's site plan upon the following conditions precedent:

1. The Pittsfield Historical Society shall revise the site plan to show pipe sizes for water and sewer lines on the site plan sheet.
2. The Pittsfield Historical Society shall revise the site plan to say that the power connection to the building shall be 240 volts and single phase.
3. The Pittsfield Historical Society shall revise the site plan to provide a typical drawing of a siltation fence.
4. The Pittsfield Historical Society shall revise the site plan to say that the sign shall not be illuminated.

Discussion:

The board discussed the parking accommodations.

Vote to give conditional approval to the Pittsfield Historical Society's site plan upon the following conditions precedent:

1. The Pittsfield Historical Society shall revise the site plan to show pipe sizes for water and sewer lines on the site plan sheet.
2. The Pittsfield Historical Society shall revise the site plan to say that the power connection to the building shall be 240 volts and single phase.

3. The Pittsfield Historical Society shall revise the site plan to provide a typical drawing of a siltation fence.
4. The Pittsfield Historical Society shall revise the site plan to say that the sign shall not be illuminated.

carried 5 - 0 - 0. Voting “yes”: Jim Pritchard, Daren Nielsen, Adam Gauthier, Paul Nickerson, and Carl Anderson. Voting “no”: none. Abstaining: none.

Clayton Wood replaced Adam Gauthier on the board and explained the 30-day appeal process of RSA 677:15.

The board’s notice of decision giving conditional approval to the Pittsfield Historical Society’s site plan is attached at the end of this minutes document. (See RSA 676:3, II.)

AGENDA ITEM 7: Approval of the minutes of the February 7, 2019, meeting

Paul Nickerson moved to approve the minutes of February 7, 2019, as written in draft.

Clayton Wood seconded the motion.

Discussion:

No board member stated any problems in the draft minutes.

Vote to approve the minutes of February 7, 2019, as written in draft: carried 5 - 0 - 0. Voting “yes”: Jim Pritchard, Daren Nielsen, Clayton Wood, Paul Nickerson, and Carl Anderson. Voting “no”: none. Abstaining: none.

After the meeting, recording secretary Jim Pritchard made the following changes:

Agenda item 4, page 7: Change “Pittsfield Self Storage’s application for site plan approval” to “Pittsfield Self Storage’s site plan”.

End of the minutes document, attachment 3: Change “Pittsfield Self Storage’s application for site plan approval” to “Pittsfield Self Storage’s site plan”.

AGENDA ITEM 8: Selectman’s report

Carl Anderson had nothing to report.

AGENDA ITEM 9: Members’ concerns

No board member stated any concern.

AGENDA ITEM 10: Public input

No public input.

AGENDA ITEM 11: Adjournment

Clayton Wood moved to adjourn the meeting.

Paul Nickerson seconded the motion.

Vote to adjourn the planning board meeting of February 21, 2019: 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 February 21, 2019, is adjourned at 8:26 P.M.

Minutes approved: March 7, 2019

Clayton Wood, chairman

Date

I transcribed these minutes (not verbatim) on February 27, 2019, from the digital audio recording that Chairman Clayton Wood made during the meeting on February 7, 2019, and uploaded to the Internet.

Jim Pritchard, planning board recorder and secretary

Attachments:

1. Zoning board of adjustment notice of decision approving a special exception for Pittsfield Self Storage's proposed self-storage facility.
2. Final development agreement for Pittsfield Self Storage's site plan.
3. Planning board notice of decision giving final approval to Pittsfield Self Storage's site plan.
4. Paul and Gladys Strickhart's proposal to buy the town-owned 33 Main Street, tax map U-03, lot 45, in the Commercial zoning district.
5. A letter to the board of selectmen reporting the planning board's vote to recommend for the Strickharts' proposal to buy 33 Main Street.
6. Notice of decision giving conditional approval to the Pittsfield Historical Society's site plan.

Town of Pittsfield
85 Main Street
Pittsfield, NH 03263

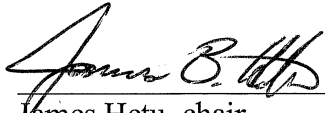
Notice of Decision

On October 25, 2018, pursuant to RSA 674:33, IV, (a), and RSA 676:7, the Pittsfield Zoning Board of Adjustment approved Pittsfield Self Storage's application for a special exception for a self-storage facility according to the Pittsfield Zoning Ordinance, article 3, section 3, (b), (2) and (6), and article 6, sections 2 and 3, for four self-storage buildings and associated driveways, parking, drainage, and storm water management infrastructure on High Street, tax map R-15, lot 30, in the Light Industrial/Commercial zoning district, to be administered by the existing self-storage facility that the applicant owns on the abutting tax map R-15, lot 30-1.

The applicant's name and address is Pittsfield Self Storage, LLC, 20 Montgomery Street, Concord, NH 03301.

The vote to approve the special exception was yes: 4, no: 0, and abstaining: 0. Board of adjustment members voting to approve the special exception conditionally were James Hetu, Pat Heffernan, Scot Palmer, and Jason Rokeach.

The board of adjustment may reconsider this decision, upon the board's own motion or at the request of any aggrieved person, within 30 days after the date when the board voted the decision (October 25, 2018). (74 Cox Street v. Nashua, 156 N.H. 228, 931 A.2d 1194 (2007).) Within 30 days after the date when the board voted the decision (October 25, 2018), the selectmen, any party to the action or proceedings, or any person directly affected thereby may apply for a rehearing in respect to any matter determined in the action or proceeding, or covered or included in the order, specifying in the motion for rehearing the ground therefor. (RSA 677:2.) Any person aggrieved by the decision may appeal the decision to the superior court according to RSA 677:4 within 30 days after the date when the board voted to deny the motion for rehearing. For the purposes of saying who may appeal the decision to the superior court according to RSA 677:4, "person aggrieved" includes any party entitled to request a rehearing under RSA 677:2. (RSA 677:4.)

A handwritten signature in black ink, appearing to read "James B. Hetu", written over a horizontal line.

James Hetu, chair
Pittsfield Zoning Board of Adjustment

January 11, 2018

DEVELOPMENT AGREEMENT

This Development Agreement between Pittsfield Self Storage, LLC, a domestic limited liability company with an address of 20 Montgomery Street, Concord, New Hampshire 03301 (“Developer”) and the Town of Pittsfield, Planning Board, (“Pittsfield”) a body politic with a mailing address of 85 Main Street, Pittsfield, New Hampshire pertains to a certain Site Plan Application for a self-storage facility on property known as Map R-15, Lot 30, High Street, Pittsfield, New Hampshire.

WHEREAS, The Developer is proposing to develop Map R-15, Lot 30 for a self-storage facility in accord with a certain Site Plan Application and associated Site Plan prepared by Northpoint Engineering, LLC, dated, February 8, 2019.

WHEREAS, Pittsfield has been duly authorized to regulate development of land and to approve and disapprove Site Plans for development pursuant to NH RSA 674 et seq.

WHEREAS, Site Plan approval is conditioned upon the execution of a Development Agreement.

NOW THEREFORE, in consideration of Site Plan Approval for the development of a self-storage facility on Map R-15, Lot 30, the parties agree as follows:

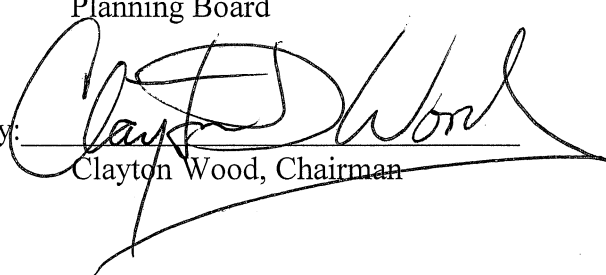
1. NO CUT BUFFERS. The Developer agrees not to cut the native trees and growth in the area of the side and rear setbacks and rear wetlands on Map R-15, Lot 30. Provided, however, the Developer shall be permitted to undertake pruning according to best forestry and landscape practices and to remove trees or limbs that are dead, diseased or present a threat to persons or property. The Developer will provide reasonable notice to the Town prior to removing any trees under this paragraph. The “No Cut” Buffers shall be shown on the Plan.
2. WATER AND SEWER. The Developer does not intend to provide water and sewer at the Property. If the Developer seeks to supply sewer and/or water at a future date, details of the sewer and water facilities shall be provided to the Planning Board in an Application for Site Plan Amendment.

3. JOINT MANAGEMENT. Until clarified or amendment by the Zoning Board of Adjustment ("ZBA") or Superior Court the self-storage facility shall be operated in accord with the decision of the ZBA and the Planning Board.
4. BINDING EFFECT. This Development Agreement shall run with the land and be binding upon all successors, heir and assigns.
5. PLAN. A note shall be added to the plan indicating the existence of the Development Agreement.
6. RECORDING. The Development Agreement shall be recorded at the Merrimack County Registry of Deeds providing notice to subsequent purchasers and mortgagee of the conditions of approval. The Developer shall pay all recording costs.
7. NEW HAMPSHIRE LAW. This Development Agreement shall be interpreted and enforced according to New Hampshire law.
8. DISPUTE RESOLUTION. Any dispute arising from or related to this Agreement shall be resolved by binding arbitration before a single arbitrator in accordance with the arbitration rules of the New Hampshire Superior Court. If the parties are unable to agree on an Arbitrator, one shall be appointed by the Clerk of the Merrimack County Superior Court. The prevailing party shall be awarded its costs, expenses and reasonable attorney's fees.

Dated this 28 day of February, 2019

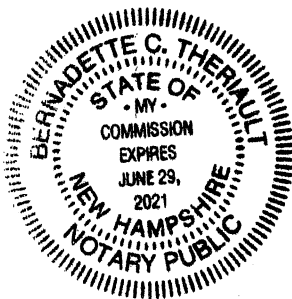
Town of Pittsfield,
Planning Board

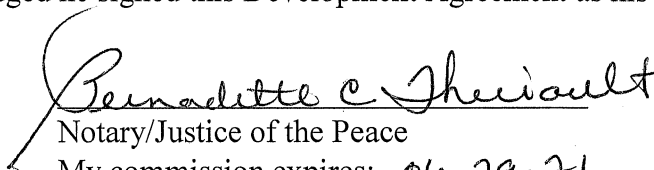
By:


Clayton Wood, Chairman

Merrimack, SS.
State of New Hampshire

Before me, appeared the above named Clayton Wood in his capacity as Chairman of the Pittsfield Planning Board and acknowledged he signed this Development Agreement as his free act and deed.





Notary/Justice of the Peace

My commission expires: 06-29-21


Dated this 13th day of February, 2019

Pittsfield Self Storage, LLC

By: 
Michael McDonough, Manager

Hillsborough, SS.
State of New Hampshire

Before me, appeared the above named Michael McDonough, in his capacity as Manager of the Pittsfield Self Storage, LLC and acknowledged he signed this Development Agreement as his free act and deed.


Notary Justice of the Peace
My commission expires: _____

CYNTHIA S. McMAHON, Notary Public
My Commission Expires May 27, 2020

Town of Pittsfield
85 Main Street
Pittsfield, NH 03263

Notice of Decision

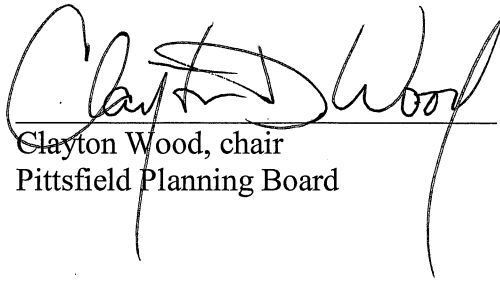
On February 21, 2019, pursuant to the Pittsfield Site Plan Review Regulations, the Pittsfield Planning Board gave final approval to a site plan for a self-storage facility on High Street, tax map R-15, lot 30, in the Light Industrial/Commercial zoning district.

The applicant's name and address is Pittsfield Self-Storage, LLC, 20 Montgomery Street, Concord, NH 03301.

The site plan is revised to February 8, 2019, and includes a recorded development agreement, dated February 13, 2019, for the signature of Michael McDonough, manager of Pittsfield Self Storage, LLC.

The vote to give the site plan final approval was yes: 4, no: 0, and abstaining: 1. Planning board members voting to give the site plan final approval were Clayton Wood, Jim Adams, Paul Nickerson, and Daren Nielsen. The planning board member abstaining was Jim Pritchard.

The planning board may reconsider this decision, upon the board's own motion or at the request of any aggrieved person, within 30 days after the date when the board voted the decision (February 21, 2019). (74 Cox Street v. Nashua, 156 N.H. 228, 931 A.2d 1194 (2007).) Any persons aggrieved by the decision may appeal its zoning matters to the board of adjustment and its planning matters to the superior court. (RSA 677:15; RSA 676:5, III; and Hoffman v. Gilford, 147 N.H. 85, 786 A.2d 93, (2001).) Except as provided in RSA 677:15, I-a, (b), an appellant appealing zoning matters must appeal to the board of adjustment within 30 days after the date when the planning board voted the decision (February 21, 2019). (RSA 677:15, I and I-a; RSA 676:5, I; and Pittsfield Zoning Board of Adjustment Rules of Procedure, rules XI, 1 and 2.) An appellant appealing planning matters must appeal to the superior court within 30 days after the date when the planning board voted the decision (February 21, 2019) unless the appellant is also appealing zoning matters. If the appellant is also appealing zoning matters, then the appellant must appeal the planning matters to the superior court after but not more than 30 days after the date when the board of adjustment resolves the zoning matters and denies a motion for rehearing under RSA 677:3. (RSA 677:15, I-a, (a).)



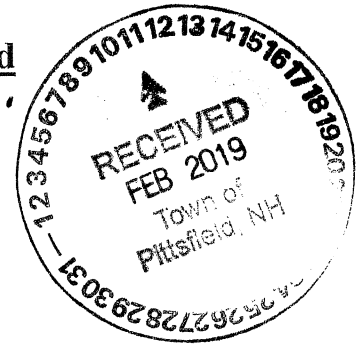
Clayton Wood, chair
Pittsfield Planning Board

February 27, 2019

Proposal for Purchase of 33/37 Main Street, Pittsfield

Submitted By:

Paul and Gladys Strickhart
37 Manchester Street
Pittsfield, NH 03263
Phone: (603) 435-6382



Purpose:

We are getting ready to retire soon and do not want to sit around during our retirement. We are still healthy and would like to use our retirement years to give back to the community of Pittsfield. We have many skills (e.g. carpentry skills, cooking, baking, canning, sewing, needlecraft) that could be put to use in making this dream come to fruition. In our consideration of how this building should be used, we have been thinking about what would benefit the Town of Pittsfield.

Our plan is to restore the building to reflect the time period in which it was built and name it after John Berry, who originally had the house built. We would like to call it "The Berry House" and will make it a place of beauty that will also provide the following benefits:

- Will provide a place where people visiting the community can stay overnight
- Will provide a café/bakery where people can have breakfast, a snack or lunch
- Will provide a place for elementary children to come after school for activities and tutoring
- Will provide a function room that people could rent for special events
- Will provide opportunities for adults/children to learn beneficial life skills
- Will educate residents and visitors on the history of the Town of Pittsfield
- Will provide jobs within the community and opportunities for people to volunteer

Issues:

There is a lot of work that needs to be done to make this property useable. There is a bad leak in the roof that needs to be fixed as soon as possible and the back of the building needs to be rebuilt. The building needs to be insulated and all of the lead paint needs to be removed. The copper has been removed from parts of the building, there are no kitchens in the entire building, and most of the bathrooms are gone.

First Floor: Café - Bake Shop - Function Room

We would like to put a small café/bake shop on the right side of the building. The café would serve breakfast, and snacks and we are hoping to eventually have a deli. We will not be serving dinner. The back part of this side of the building would have a commercial kitchen to be used by the café and for the function room. People will be able to order breakfast, pies, cookies, baked goods, sandwiches and eat at the café or may place online orders for pick-up or take-out.

We would also like to eventually put a large porch or deck on the front or side of the building with tables so that people can sit outside and enjoy the scenery. Public Wi Fi will be available for the patrons. For a second egress, we will put another staircase in the back of the building that includes a chair lift for handicapped access to the 2nd floor.

The left side of the first floor would be opened up to create a large function room that can be rented for functions such as family reunions, activities and training. We would like to conduct various classes for children/adults to teach them skills that will benefit them for the rest of their lives (some ideas being contemplated are classes in baking, pie making, sewing, woodworking, canning, etc.). We can bring in special speakers and instructors as needed.

We would also like to provide a place for children that wander around town after school because their parents are not at home. We would like to use this function room to provide a safe place for children up to 6th grade (PYW helps with 7th grade and above) to come after school. We plan to serve a healthy snack for the children and provide various activities for them to enjoy and learn from. With the cooperation of the Pittsfield school system, we can provide tutoring for children that need help in school. We want to help the children that live in our community. We hope to fund this using possible grants (Foss and/or Sanderson Grants), or we could accept donations, or charge a small fee to the parents.

Second Floor: Bed and Breakfast/Inn

We plan to put four rooms with private bathrooms on the second floor that can be rented on a short-term basis. These are not for permanent residences. The room rental fee will include a free breakfast served at the downstairs café. There will also be a small sitting room in the rebuilt 2nd floor section in the back, for the guests with a coffee/snack station and a television. We plan to advertise the rooms with [Airbnb.com](https://www.airbnb.com) and will create a website with an online booking service. These rooms could be rented by local families or businesses that need rooms for guests and will eliminate the long drive to and from Concord which is presently the closest place available to rent a room. We will keep the rental fee at a price that is affordable and will give discounts to businesses within the Town of Pittsfield.

Third Floor: Living Quarters for Caretaker/Owner

This will be made into living quarters for the owner/caretaker of the Café and Bed and Breakfast. A kitchen and bathroom need to be added to make it livable.

Time Line:

The first thing that needs to be done is to fix the leak on the roof to prevent more damage. This can be done very quickly. Secondly, we will add a three-story addition to the back of the building to enclose it from the weather and make the outside look presentable. We will need a variance so that we can add 12 feet to the back of the house. Seven feet is not enough room to create a large commercial kitchen and add the necessary restrooms. This work will take a couple of months, depending on the time of year and weather conditions.

Thirdly, we will fix the apartment on the third floor so that it can be lived in by the caretaker. This should be livable by this summer.

We will also start to gut the first and second floors so they can be properly insulated to conserve energy, will put in a new heating system, remove or cover all of the lead paint in the building, put in new bathrooms and a commercial kitchen. We will create new partitions for the rooms and start getting the rooms set up. Our goal is to decorate the rooms to reflect the way they would have looked in 1875. This process will take time and painstaking work which we plan to do on our own as much as possible.

It may be two to three years before the business is in full swing. We will do our best to get things done as soon as possible, but we do not plan to take out any loans. The function room will

be completed first so that it can be used by the public and the library when needed. The commercial kitchen will be a big expense and may have to be done in steps.

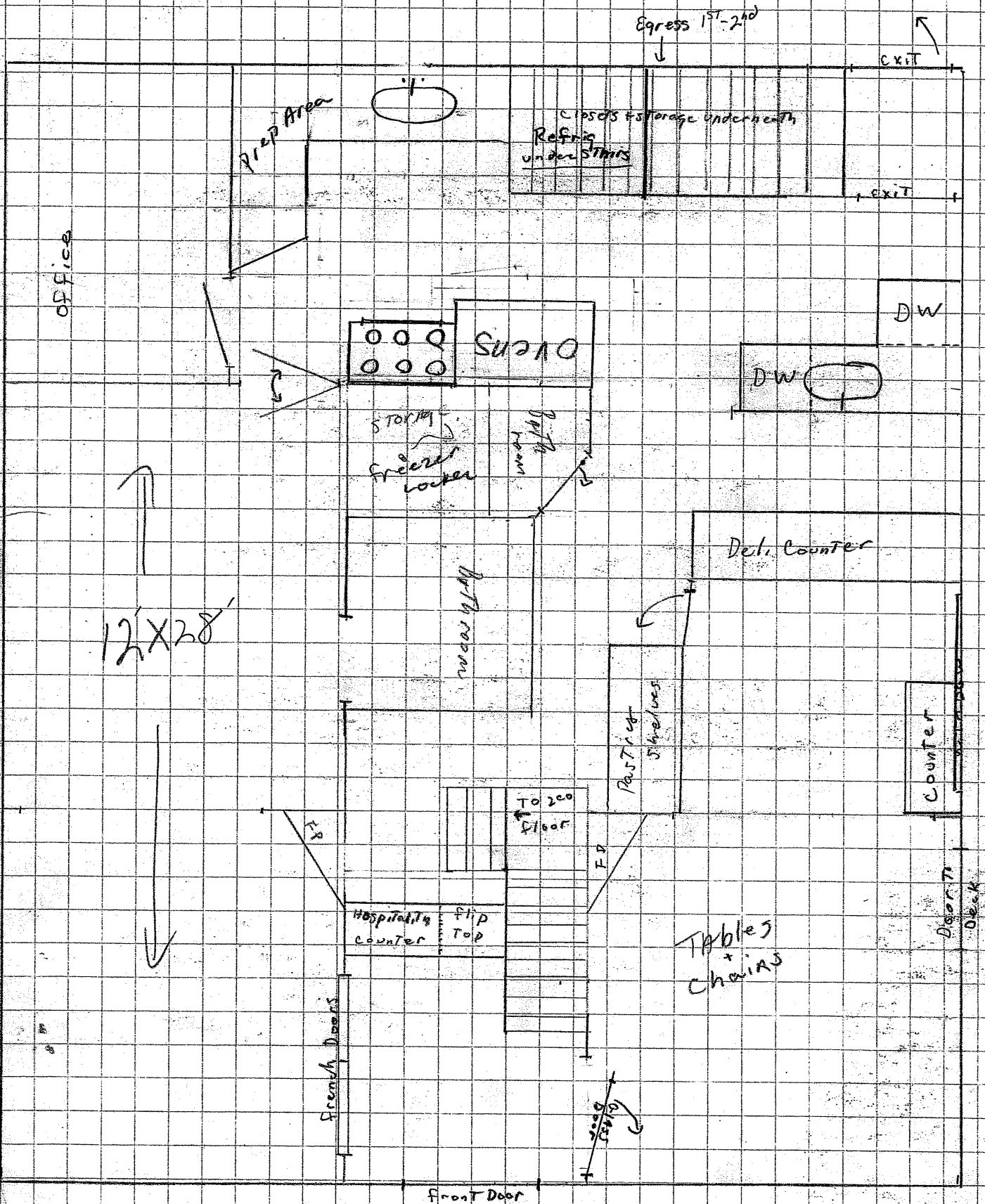
We have attached some hand drawn floor plans, which are not to scale and may need to be changed some as we start working on the project. The plans will give you an idea of what we plan to do. We will work closely with the town inspector to make sure everything is up to code.

Request:

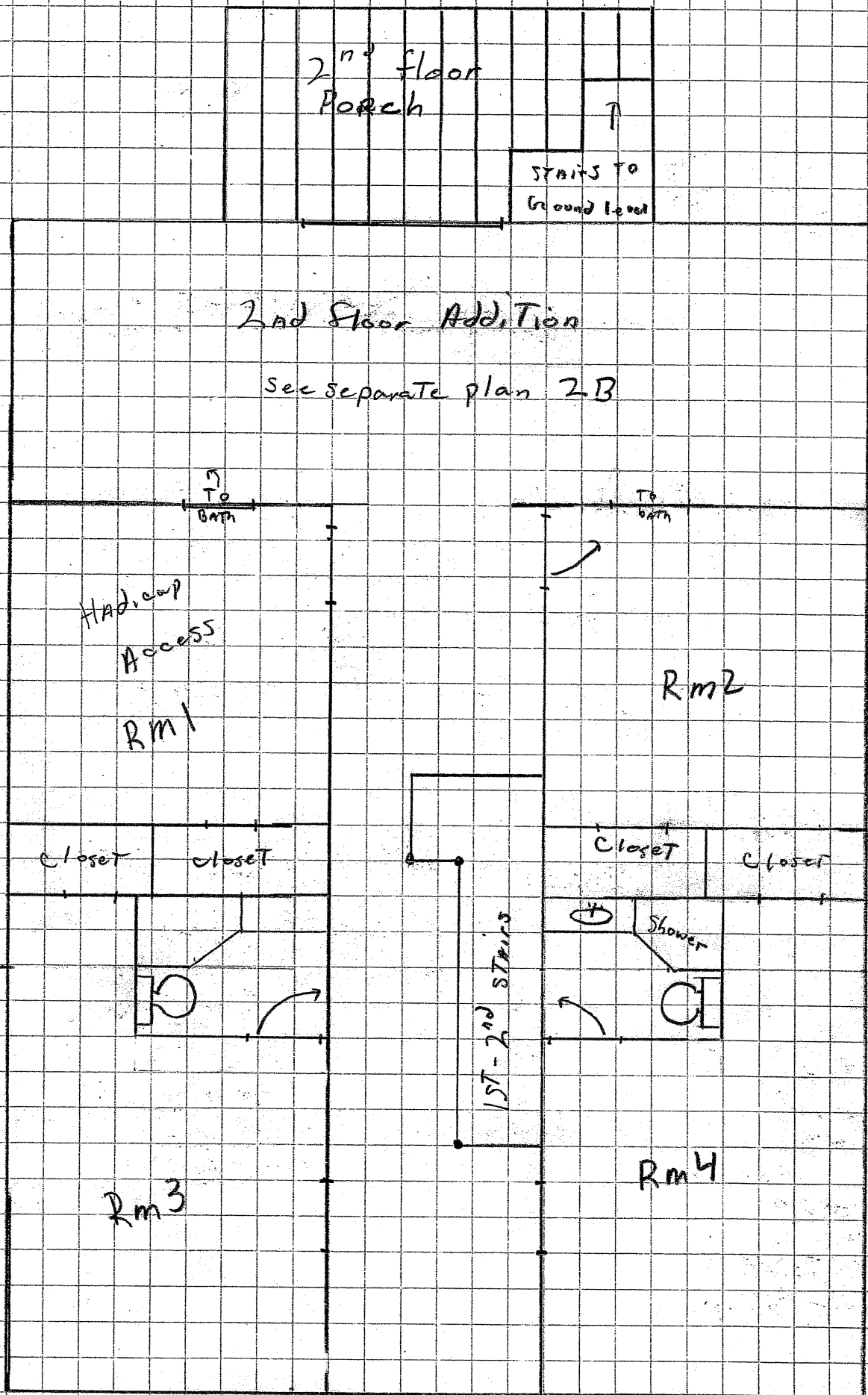
This will be our retirement business. We will not be flipping this property for profit. We enjoy restoring old homes to the time period they were built and will be doing most of the work ourselves. We want this to be a beautiful and beneficial place that Pittsfield will be proud of. We want to give back to the community during our retirement years.

Because the expenses will be in excess of \$175,000.00, we are asking the Town of Pittsfield to sell us the property and the title problems for \$1.00 (one dollar). We will be using our retirement savings to make the renovations to the house and property. Thank you for considering our proposal.

first Floor



NOT TO SCALE



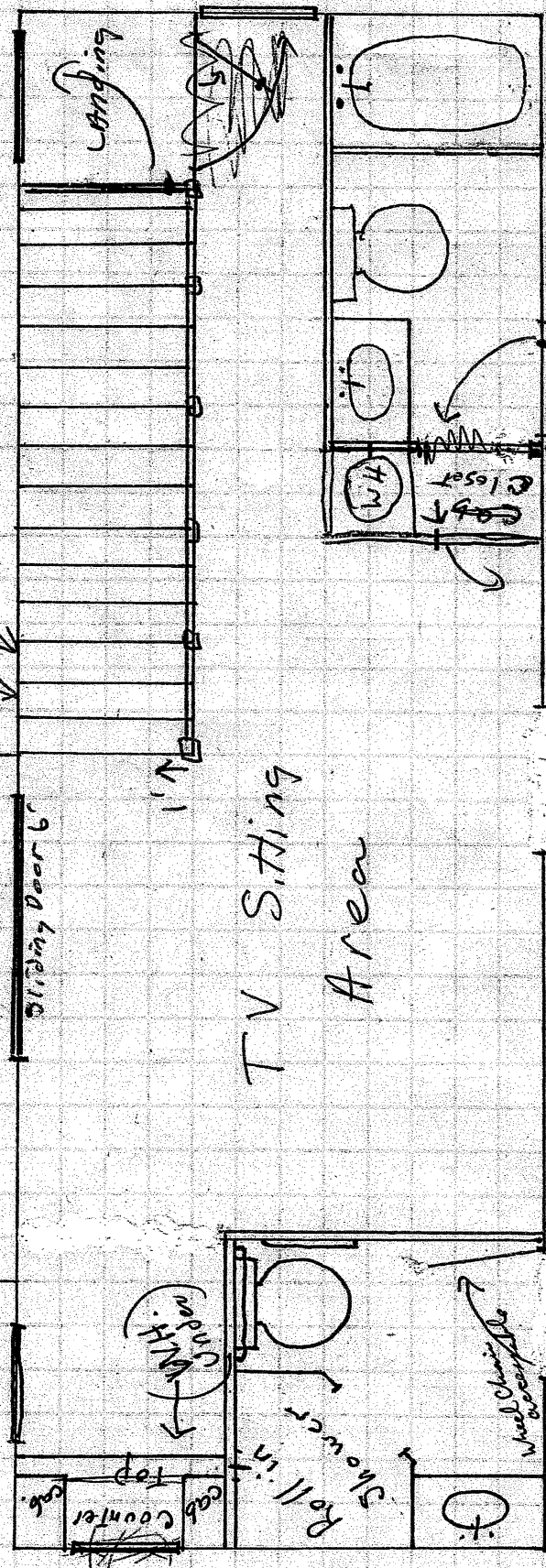
2nd Fl. 2B

Addition

Handicap 5' x 5' 1/2"

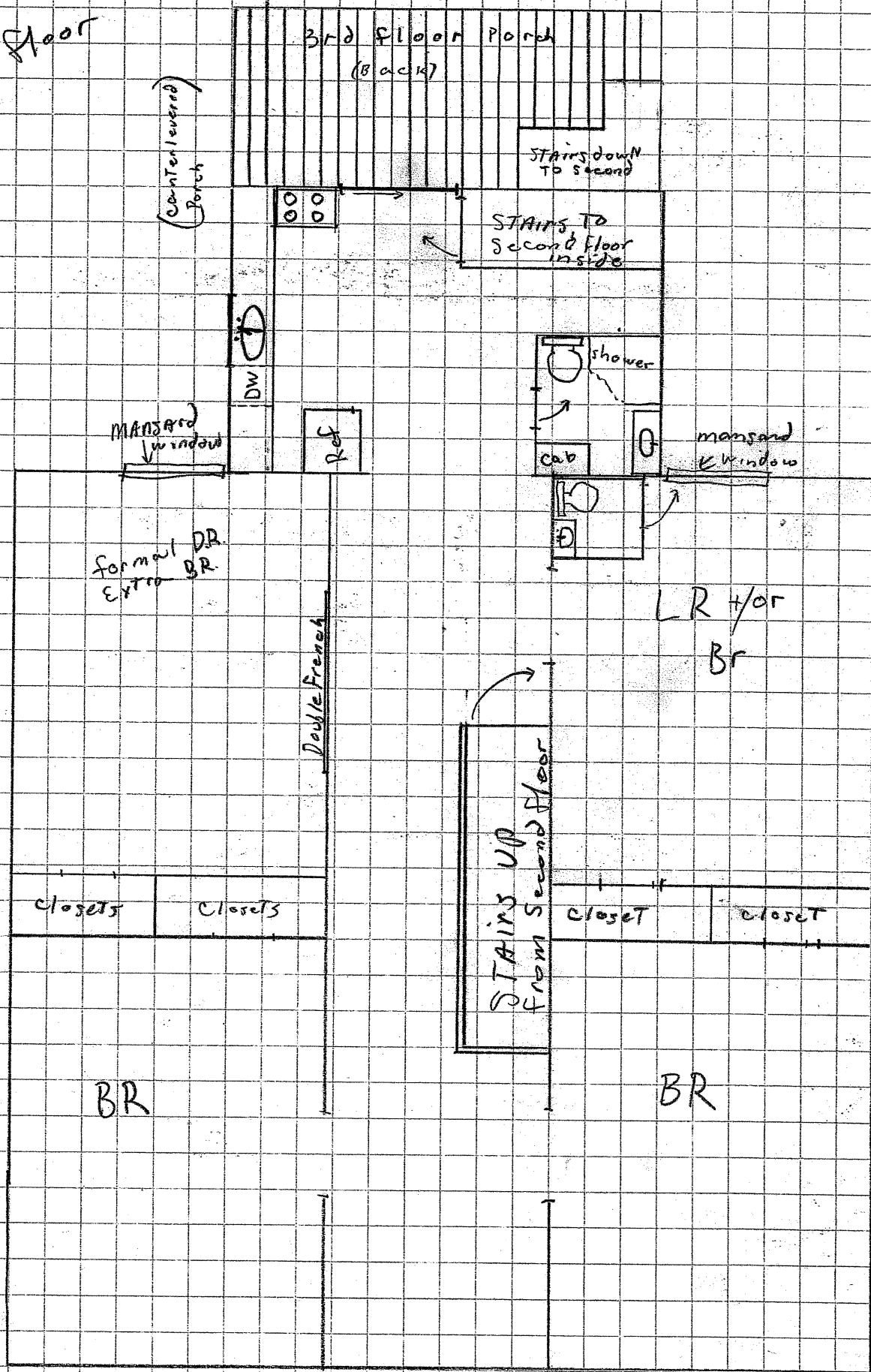
Walk out Deck?

3rd Floor To second Back Stairs (Escape Route)



2nd Floor

3rd floor



3rd Floor Porch
(Back)

Stairs down
to second

Stairs to
second floor
inside

(counter-levered)
Porch

DW

Mansard
window

Ref

shower

tub

Mansard
window

formal DR.
Extra BR.

LR / or
BR

Double French

Stairs up
from second floor

closets

closets

closet

closet

BR

BR

February 27, 2019

Pittsfield Board of Selectmen
Town of Pittsfield
85 Main Street
Pittsfield, NH 03263

Dear board of selectmen:

On February 21, 2019, the planning board voted 4-1-0 to recommend for the Strickharts' proposal to buy 33 Main Street. Planning board members voting for the Strickharts' proposal were Clayton Wood, Carl Anderson, Daren Nielsen, and Jim Pritchard. The planning board member voting against the Strickharts' proposal was Paul Nickerson.

Thank you,

A handwritten signature in dark ink, appearing to read "Clayton Wood". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Clayton Wood
Chair
Pittsfield Planning Board

Notice of Decision

On February 21, 2019, pursuant to the Pittsfield Site Plan Review Regulations, the Pittsfield Planning Board gave conditional approval to a site plan for the Pittsfield Historical Society's headquarters and museum at the corner of Main Street and Oak Street, tax map U-05, lot 14, in the Commercial zoning district.

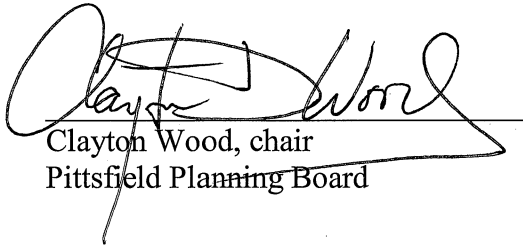
The applicant's name and address is the Pittsfield Historical Society, 13 Elm Street, Pittsfield, NH 03263.

The conditions upon which the board will give final approval are as follows:

1. The Pittsfield Historical Society shall revise the site plan to show pipe sizes for water and sewer lines on the site plan sheet.
2. The Pittsfield Historical Society shall revise the site plan to say that the power connection to the building shall be 240 volts and single phase.
3. The Pittsfield Historical Society shall revise the site plan to provide a typical drawing of a siltation fence.
4. The Pittsfield Historical Society shall revise the site plan to say that the sign shall not be illuminated.

The vote to give the site plan conditional approval was yes: 5, no: 0, and abstaining: 0. Planning board members voting to give the site plan conditional approval were Daren Nielsen, Carl Anderson, Adam Gauthier, Paul Nickerson, and Jim Pritchard.

The planning board may reconsider this decision, upon the board's own motion or at the request of any aggrieved person, within 30 days after the date when the board voted the decision (February 21, 2019). (74 Cox Street v. Nashua, 156 N.H. 228, 931 A.2d 1194 (2007).) Any persons aggrieved by the decision may appeal its zoning matters to the board of adjustment and its planning matters to the superior court. (RSA 677:15; RSA 676:5, III; and Hoffman v. Gilford, 147 N.H. 85, 786 A.2d 93, (2001).) Except as provided in RSA 677:15, I-a, (b), an appellant appealing zoning matters must appeal to the board of adjustment within 30 days after the date when the planning board voted the decision (February 21, 2019). (RSA 677:15, I and I-a; RSA 676:5, I; and Pittsfield Zoning Board of Adjustment Rules of Procedure, rules XI, 1 and 2.) An appellant appealing planning matters must appeal to the superior court within 30 days after the date when the planning board voted the decision (February 21, 2019) unless the appellant is also appealing zoning matters. If the appellant is also appealing zoning matters, then the appellant must appeal the planning matters to the superior court after but not more than 30 days after the date when the board of adjustment resolves the zoning matters and denies a motion for rehearing under RSA 677:3. (RSA 677:15, I-a, (a).)



Clayton Wood, chair
Pittsfield Planning Board

February 27, 2019