



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

MEETING MINUTES OF Thursday, June 18, 2020

ITEM 1. - CALL TO ORDER

Call to order at 7:01 P.M. by Adam Gauthier, Chair of the Planning Board.

ITEM 2. – ROLL CALL

Matt St. George – Vice Chair
Carl Anderson - Ex officio Alternate
Adam Gauthier – Chair
Clayton Wood, arrived at 7:04 P.M.

MEMBERS ABSENT

Daren Nielsen
Jim Adams – Ex officio Alternate
Ray Ramsey – Alternate

MEMBERS OF THE PUBLIC APPEARING BEFORE THE BOARD

Robert A. Tarantino

ITEM 3. –PUBLIC INPUT

None.

ITEM 4. – APPROVAL OF MINUTES OF THE JUNE 4, 2020 MEETING

Adam Gauthier motioned to approve the June 4, 2020 meeting minutes.

Matt St. George: Second.

Discussion: None.

Motion carried 2-0-1. Matt St. George – yes, Adam Gauthier – yes.

Carl Anderson abstained because he wasn't at the last meeting.

ITEM 5. – Lot Line Adjustment Application – Tarantino Properties/Robert Tarantino U5-50 & U5-50-1

Adam Gauthier introduced item 5 of the Agenda and read as follows;

Notice is hereby given in accordance with RSA 676:4 that the Pittsfield Planning Board will review the following submitted application for completeness continued from Thursday, June 4, 2020 at 7:00 PM, at the Pittsfield Town Hall, 85 Main Street, Pittsfield, NH, to consider the following:

Lot Line Adjustment: Tarantino Properties Tax Map U5-50 & Robert A. Tarantino U5-50- 1, located at 3 & 5 Leavitt Road, within the Light Industrial/Commercial Zoning District. The purpose of the proposal is to adjust the lot lines between two parcels. U5-50 from 0.537 ac. to 0.545 ac. & U5-50-1 from 0.214 ac. to 0.206 ac. A copy of the proposed lot line adjustment is on file at Town Hall.

If the application is accepted as complete by the Board, a Public Hearing will follow immediately after. Applications continued to a subsequent meeting will not be re-noticed.

Clayton Wood made a motion that the lot line adjustment proposal for Tarantino Properties Tax Map U5-5- & Robert A. Tarantino U5-50-1 as presented has no regional impact.

Matt St. George: Second.

Discussion: None.

Motion carried 4-0-0. Clayton Wood – yes, Matt St. George – yes, Carl Anderson – yes, Adam Gauthier – yes.

Adam Gauthier introduced and welcomed Robert A. Tarantino to address the Board.

Adam said that they had all of paperwork they needed to proceed, but wanted to know if Robert A. Tarantino had a waiver request. Adam explained that applications presented before the Planning Board may be sent out for a 3rd party review to an association called Central NH Regional Planning Commission to make sure everything is complete, but that the applicant has the right to waive the request.

Robert A. Tarantino said that he has already had a licensed contractor go through the process and that he is already registered with the State. Mr. Tarantino requested that the 3rd party review be waived.

Clayton Wood made a motion to accept the waiver for a 3rd party review for Tarantino Properties Tax Map U5-5- & Robert A. Tarantino U5-50-1 as presented.

Carl: Second.

Discussion: None.

Motion carried 4-0-0. Clayton Wood – yes, Matt St. George – yes, Carl Anderson – yes, Adam Gauthier – yes.

Clayton Wood asked Robert A. Tarantino to briefly describe the lot line adjustment in the application for the record.

Robert A. Tarantino showed the Planning Board members where the lot was and explained that the surveyor had moved the lot back to a wall area and suggested it would give a little more room back in 2005. Robert A. Tarantino said that he wanted to put the line where the fence now is and that the move would literally be 4-feet one side with 6-feet on the other side. Robert A. Tarantino said that it had been like that for the last 15 years, but he just wanted to come in and make it legal.

The Planning Board members agreed that the proposal wouldn't affect any of the setbacks on the perimeter on the property including property access, the changes proposed were very minimal, and that it had already been done legally before with a variance to become that lot.

Clayton Wood motioned to approve the application for Tarantino Properties Tax Map U5-5- & Robert A. Tarantino U5-50-1 as complete.

Carl Anderson: Second.

Discussion: None.

Motion carried 4-0-0. Clayton Wood – yes, Matt St. George – yes, Carl Anderson – yes, Adam Gauthier – yes.

Clayton Wood made a motion to approve the lot line adjustment as outlined in the plat for Tarantino Properties Tax Map U5-5- & Robert A. Tarantino U5-50-1.

Carl Anderson: Second.

Discussion: None.

Motion carried 4-0-0. Clayton Wood – yes, Matt St. George – yes, Carl Anderson – yes, Adam Gauthier – yes.

Adam Gauthier thanked Robert A. Tarantino for coming in and informed him that there would be a 30-day appeal period, withstanding.

ITEM 6.- Update: Application for Modified Underground Storage Tanks for U4-27, 1 Depot Street - Robert Chagnon

Adam Gauthier said that he and Matt St. George had already gone over the site plan regulations last week and that he had asked Bonnie Theriault, Administrative Assistant, to forward the site plan to Code Compliance Officer Scott LaCroix. Scott LaCroix was in agreement that Robert Chagnon wouldn't need to come before the Planning Board.

Adam Gauthier stated that Robert Chagnon's property had been developed for quite some time and that the modifications wouldn't add any new features to an undeveloped track or an apportioned track. As far as change of use, the property has been a gas station convenience store so any of the proposed changes wouldn't change the business or property as it is used now. The expansion of use does not change the current use and although Robert Chagnon's project may upgrade the tanks, it doesn't change the use of the tanks.

The Planning Board members agreed that the project would fall mostly under a maintenance item (in which a site plan isn't needed) and the upgraded tanks would also fall under State regulations for safety measures in the maintenance upgrade process.

ITEM 7: - SELECTMEN'S REPORT

Nothing new at this time.

ITEM 8: - MEMBERS' CONCERNS

None at this time.

ITEM 9. – ADJOURNMENT

Matt St. George made a motion to adjourn at 7:20 P.M.

Carl Anderson: Second.

Discussion: None.

Motion carried 4-0-0. Clayton Wood – yes, Matt St. George – yes, Carl Anderson – yes, Adam Gauthier – yes.

Approved:


Adam Gauthier, Chairman

7/2/2020
Date