



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

MEETING MINUTES OF Thursday June 4, 2020

ITEM 1. - CALL TO ORDER

Call to order at 7:10 P.M. by Adam Gauthier, Chair of the Planning Board.

ITEM 2. – ROLL CALL

Clayton Wood

Matt St. George – Vice Chair

Adam Gauthier – Chair

Jim Adams - Ex officio Alternate

MEMBERS ABSENT

Ray Ramsey – Alternate

Carl Anderson – Ex officio Alternate

Daren Nielsen

ITEM 3. –PUBLIC INPUT

None.

ITEM 4. – APPROVAL OF MINUTES OF THE MAY 7, 2020 MEETING

Adam Gauthier motioned to approve the May 7, 2020 meeting minutes.

Clayton Wood: Second.

Discussion: None.

Motion carried 3-0-1. Clayton Wood – yes, Jim Adams – yes, Adam Gauthier – yes.

Matt St. George abstained because he wasn't at the last meeting.

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

Notice is hereby given in accordance with RSA 676:4 that the Pittsfield Planning Board will review the following submitted application for completeness on 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.

The Board didn't feel comfortable going over the Lot Line Adjustment Application without the applicant or abutters being at the meeting. The Board agreed to a new date and will send the new notification to both the applicant and abutters.

Adams Gauthier motioned to continue the hearing for the Tarantino Lot Line Adjustment on June 18, 2020.

Jim Adams: Second.

Discussion: None.

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

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

Robert Chagnon- Inquiry from Code Compliance Officer Scott LaCroix, asking if the board is going to require the property owner to have a formal meeting to alter their original site plan or not. And what, if any requirements, need to be relayed to the property owner.

The Board discussed whether there would be a need to review the site plan.

Clayton Wood said that Robert Chagnon could either ask for a waiver assuming they are not doing any real construction changes, but it would be hard to say without the person at the meeting to explain what their plans were. If they aren't changing the building and only changing the tanks capacity, it would appear that a little bit of the ground work along with the tanks would be the only changes that will happen and since there is no significant building changes, they could possibly apply for a waiver.

Reviewing the site plan, it specifies five items that the applicant would have to show that wouldn't be affected if only changing the tanks capacity. Clayton Wood said the best way for the applicant to get started would be to address those five points. Jim Adams pointed out that changing the tank size could possibly change the apron a little bit. The Board pulled up the five points on a computer to look over. Clayton Wood read part of Page 3, Section B Exemptions of the Site Plan Review Regulations stating;

B. EXEMPTIONS

In cases where a change of use or expansion of use does not require exterior physical construction or expansion of the building or site, the Planning Board may exempt the action from a Site Plan Review. Owners must apply in writing to the Planning Board for exemptions. Exemptions will be reviewed and determined at the next Planning Board meeting and applicants will be notified within one week of the determination.

1. Exemptions: To qualify for an exemption, the action must meet the criteria outlined below:

- a. No additional off-street parking is required as determined by the requirements of the Zoning Ordinance;
- b. Septage loading of the site does not increase beyond that which the existing system is already designed to accept;
- c. No adverse impacts beyond the site boundaries will occur due to:

- i. Increased traffic
 - ii. Groundwater use
 - iii. Drainage
 - iv. Sanitary and solid waste disposal
 - v. Lighting and glare
 - vi. Noise
 - vii. Fumes, odors or air pollutants
- d. Municipal services, facilities and utilities will not be overburdened or adversely impacted.

After going through the exemptions, the Board members agreed that if the applicant was able to prove he qualifies for the exemptions and requirements of the Zoning Ordinance, he would be able to obtain a waiver.

Matt St. George said that a copy of the Exemptions from the Site Plan Review Regulations should also be sent to the applicant so he knows the criteria and questions that will need to be addressed at the next meeting. Jim Adams said the applicant had already met with the Code Compliance Officer to make sure everything with EPA and/or other regulations were up to date and in compliance with the State. Jim Adams also said that when the information is sent out to make sure that the Code Compliance Officer is copied on the email. Adam Gauthier stated that he would have Bonnie Theriault, Administrative Assistant, send the site plan exemptions and waiver request to the applicant with the invitation to attend the next meeting to address the Board.

ITEM 7: - SELECTMEN'S REPORT

Jim Adams said that they were still waiting on direction from the State relative to closings and what the next steps will be. Parks & Recreation are waiting to find out if they will be able to open the pool this summer and if they do, what those the requirements will be. Other updates included that within the week, the new Ambulance will arrive and includes a state-of-the-art system. George Bachelder has retired after 40 outstanding years so there is a new road agent, Scott Aubertin, who will be taking his place. Public Works Way has now been named George Bachelder Way.

ITEM 8: - MEMBERS' CONCERNS

None at this time.

ITEM 9. – ADJOURNMENT

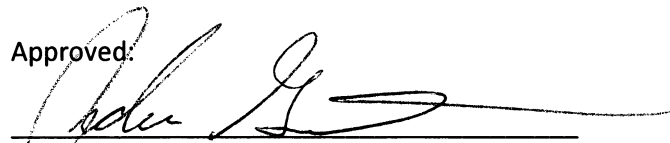
Matt St. George made a motioned to adjourn at 7:47 P.M.

Jim Adams: Second.

Discussion: None.

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

Approved:


Adam Gauthier, Chairman

6/18/2020
Date