



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

MEETING MINUTES OF Thursday February 11, 2021

ITEM 1. - CALL TO ORDER

Call to order at 7:00 p.m. by Adam Gauthier, Chair of the Planning Board.

ITEM 2. – ROLL CALL

Adam Gauthier – Chair

Matt St. George – Vice Chair

Clayton Wood

Jim Adams - Ex officio Alternate

Ray Ramsey

MEMBERS ABSENT

Carl Anderson – Ex officio Alternate

Randy Severance – Alternate

Bonnie Theriault – Administrative Assistant

ITEM 3. –PUBLIC INPUT

None.

ITEM 4. – APPROVAL OF MINUTES OF THE JANUARY 14, 2021 MEETING

Clayton Wood: I make a motion to approve the January 14, 2021 meeting minutes.

Matt St. George: Second.

Discussion: Adam Gauthier requested an addition to his statement for clarification before final submission.

Motion carried 4-0-1. Adam Gauthier – yes, Matt St. George– yes, Ray Ramsey – yes, Clayton Wood – yes. Jim Adams abstained.

**ITEM 5. – PUBLIC HEARING – R49-17 – DAVID PELLETIER CONSTRUCTION CO., INC., 20 PRESCOTT ROAD
SUBDIVISION APPLICATION**

Adam Gauthier invited Scott Frankiewicz from New Hampshire Land Consultants (NHLC) representative for David Pelletier Construction Co., Inc. to the meeting. Adam Gauthier stated that an application was previously submitted which was returned for some corrections and now the Board is waiting for a second review response from the Central NH Regional Planning before final approval.

Scott Frankiewicz (NHLC) introduced himself and said he was at the Planning Board preliminary meeting on December 12, 2020 and the original application was submitted on December 14, 2020. The planner review was received on December 24, 2020 and a response was sent out on January 5, 2021. A signoff from the Fire Chief was received on January 21, 2021 and State subdivision approval was received on

January 26, 2021.

Adam Gauthier asked if a town official was present for the test pits.

Scott Frankiewicz answered no.

Adam Gauthier stated for future reference the regulations require a town official to be present for the test pits.

Scott Frankiewicz stated that he hasn't seen the second review either, but things that were missed by the Planner during the first review have recently been added to address the noted issues before final approval. Mr. Frankiewicz said that the driveway permits, Fire Chief approval, and the appropriate stamps are now on the final plans with no waivers requested and any other conditions that must be met would be pointed out by the Planning Board.

David Pelletier Construction, Inc., is proposing to subdivide 6.47 acres in the rural zone Tax Map R-49 Lot 17 into three residential parcels. Scott Frankiewicz stated one lot at Dowboro Road is 2 acres with 225 ft frontage, another lot at the corner of Dowboro Road (265 ft frontage) and Prescott Road (350 ft frontage) is 2 acres, while the last proposed lot down Prescott Road includes 2.46 acres with 384 ft frontage. The state has reviewed the proposed subdivision and has approved it.

Adam Gauthier asked if the Town had signed off on the dry hydrant issue on the property and suggested having a note on the plat claiming no liability for the Town for future reference.

Clayton Wood agreed stating that the Board really didn't see it as an issue but it would be in the best interest of everyone to include this information on the plat just in case it comes up again in the future with a land sell or transfer so that everything is covered.

Board members discussed and agreed that there wasn't anything they could do until they received the second review from Central NH Regional Planning to address any concerns might come up. Board members apologized to the applicant stating a longer than usual waiting time for return information due to COVID-19 and an employee with NH Regional Planning being absent for military training for 6 weeks. Board members agreed to reach out to NH Regional Planning before the next meeting on Thursday March 11, 2021.

Matt St. George: I make a motion to continue the Public Hearing for Thursday March 11, 2021.

Clayton Wood: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George – yes, Clayton Wood – yes, Ray Ramsey – yes, Jim Adams – yes.

ITEM 6. – PUBLIC HEARING – R54-11 – PETER TELOIAN 52 WEBSTER MILLS ROAD SUBDIVISION APPLICATION

Adam Gauthier welcomed Richard E. Turner to the meeting.

Richard Turner introduced himself stating he was representing Peter Teloian for a proposed subdivision

application approval for Tax Map R54-11 which involves cutting 5.68 acreage lot out of 104-acre parcel of land. Richard Turner said that the 1st plan was submitted for review but they are still waiting on the second review. Mr. Turner said in the 1st review it was suggested they could request a couple of additional waivers, one for surveying the entire 104-acre parcel and another waiver for NH grade coordinates, and wondered how to proceed.

Clayton Wood said that a separate sheet of paper for the waivers would be fine.

Richard Turner asked Board members about the driveway easement issue since it is a joint driveway and was cut out in 1985. Mr. Turner stated that the attorney for Peter Teloian drew out the driveway plan which was submitted to the Board and wanted to know if anything additional would be needed.

Clayton Wood said that there were still some concerns about the survey, which was addressed at the previous Planning Board meeting. Pittsfield law requires a survey but registry has their own set of rules and would know what should be done. Registry is trying to get complete documentation of land and in past circumstances the Planning Board has not waived surveys except in severe wetland areas.

Adam Gauthier said that he would call to check and see if the land had been surveyed in the past and where to proceed from there.

Clayton Wood stated that there is a section of code that deals with multiple jurisdictions and although Epsom abutters have been notified, the Epsom Planning Board would need to sign off on the proposed subdivision as well.

Adam Gauthier agreed that the backside of the property abuts the Epsom town line and that it is a simple process to get a signed document from Epsom Planning Board for consent.

Jim Adams explained that the RSA was put in place so both towns need to approve when there is dual jurisdiction. Mr. Adams said that it shouldn't be a problem but it will have to be in the notifications.

Clayton Wood read RSA 674:54 IV as follows;

No plat or plan showing land or streets in more than one municipality in the state shall be deemed approved for purposes of this title unless it has been approved the planning boards of all included municipalities in which the planning board has been granted authority over approval of that type of plat or plan. In addition, no plat or plan showing land whose sole street access or sole maintained street access is or is planned to be via a private road or class IV, V, or VI highway located in an adjoining municipality shall be deemed approved for purposes of this titles unless it has been approved by the planning board, if any, of that adjoining municipality, provided however that the sole issue which may be addressed or regulated by the adjoining municipality shall be the adequacy of such street access, and the impact of the proposal upon it.

Adam Gauthier said the board will reach out to Epsom Planning to sign a statement claiming no jurisdiction in the subdivision which is usually what happens in these instances.

Adam Gauthier pointed out corrections for page 2 for the addresses in the proposal, which should read

56 and 52 instead of the current typo of 55 and 56.

Adam Gauthier said that the easement for the driveway will need to be tied to both deeds and included on the plan as well.

Matt St. George stated that they were trying to go over everything now to make sure any/all concerns are dealt with moving forward and suggested adding road easements and right of ways on Webster Mills Road to the plat for future reference. Even though the proposed plan involves family, listing the easements and right of ways on the plat will ensure the driveway stays where it is and there isn't an issue if the land sells or transfers to another owner.

Adam Gauthier agreed stating that the driveway width should be added to the agreement and put on the plat as well, suggesting a 20 feet wide measurement.

Board members agreed to wait for clarification for the land survey from registry and the second review from Central NH Regional Planning with any additional concerns before approval. The meeting would be continued on Thursday March 11, 2021.

Matt St. George: I make a motion to continue the Public Hearing for Thursday March 11, 2021.

Clayton Wood: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George – yes, Clayton Wood – yes, Ray Ramsey – yes, Jim Adams – yes.

ITEM 7. - SELECTMEN'S REPORT

Jim Adams said he had concerns about a recent article in the Pittsfield Post stating ALL \$827,000 of school funds were returned to the Town which is false because less than half of that amount was transferred over to the town so there seems to be displaced funds somewhere. Jim Adams also updated the board that there are currently six school districts looking for additional students for 9-12 grades.

ITEM 8. – MEMBERS' CONCERNS

Adam Gauthier said he had concerns about Bell Brothers electronic sign. Board members discussed protocol moving forward to be fair to all businesses in town and agreed to notify Code Compliance Officer Scott LaCroix to make sure Pittsfield code is being followed.

ITEM 9. – ADJOURNMENT

Clayton Wood: I make a motion to adjourn at 8:37 p.m.

Matt St. George: Second.

Discussion: None.

Motion carried 5-0-0. Adam Gauthier – yes, Matt St. George – yes, Clayton Wood – yes, Ray Ramsey – yes, Jim Adams – yes.

Approved:



Adam Gauthier, Chairman

3/25/2021
Date