



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

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**MEETING MINUTES OF Thursday October 17, 2019**

**ITEM 1. - CALL TO ORDER**

Call to order at 7:04 P.M. by Paul Nickerson Chairman

**ITEM 2. – ROLL CALL**

**MEMBERS PRESENT**

Paul Nickerson Chairman  
Clayton Wood Vice Chairman  
Daren Nielsen  
Matt St. George  
James Adams – Ex officio Alternate  
Adam Gauthier – Alternate  
Ray Ramsey - Alternate

**MEMBERS ABSENT**

Carl Anderson – Ex officio Alternate  
Arthur O'Hara – Alternate

**MEMBERS OF THE PUBLIC APPEARING BEFORE THE PLANNING BOARD**

Alden Beauchemin – Keyland Enterprises

**ITEM 3. – PUBLIC INPUT**

None. Paul Nickerson closed public input at 7:05 p.m.

**ITEM 4. - APPROVAL OF THE MINUTES OF THE October 3, 2019 MEETING**

Clayton Wood: I make a motion to accept the Minutes from October 3, 2019 as written.

Matt St. George: Second.

Discussion: None.

Vote carries 3-0-2 Paul Nickerson – yes, Clayton Wood – yes, Matt St. George – yes, Daren Nielsen – Abstain, Jim Adams – Abstain.

**ITEM 5. – Old Business** – Continuation of a minor subdivision from AKB Construction, LLC., located at 567 Tilton Hill Road, Tax Map 7, Lot 2-2, in the Rural Zoning District. Carried over from October 3, 2019.

- a. Waiver Request for Existing Monumentations – Applicant requests a waiver of the Pittsfield Subdivision Regulations, Article 9.2a, which requires all street side monuments to be stone bounds. As the front “iron rod” monuments are existing on the main parcel, applicant requests a waiver to allow the existing monuments to remain as shown on plan.

Paul Nickerson stated that the new marker at the center line would be granite but currently, the two front corner markers, are metal rods. Clayton Wood discussed the importance of the granite markers, and stated that granite markers appear to last longer than the metal rods, which the State of NH is suggesting for new lots. Alden Beauchemin stated that the reason he put in the waiver request, is due to try and alleviate confusion of the notation on neighboring deeds, that reference an iron pin versus a granite marker. Alden Beauchemin stated that he will include a notation on the plan, to indicate that he removed the iron rod and replaced the bounds with a granite marker. He also stated that he would send a letter to the neighbors, alerting them to the change of the corner bounds.

Clayton Wood: I make a motion to deny the waiver request, and as a condition, require the granite markers replace the iron rods for the front corner bounds.

Daren Nielsen: Second.

Discussion: None.

Vote carries 3-2-0 Paul Nickerson – yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – no, Jim Adams – no.

Clayton Wood inquired if a State of NH subdivision application had been filed. Alden Beauchemin stated that he was waiting to find out the results of this evening's discussion before filing the State Subdivision application paperwork. Clayton Wood advised Alden Beauchemin that State Subdivision approval would be required, and would be included as a condition of planning board approval.

Matt St. George asked if the property owners needed to either submit in writing, or state for the record that they were giving Alden Beauchemin authority to represent them in this application, as he did not see any documentation indicating that they had granted Alden Beauchemin such authority. Clayton Wood stated that due to the fact that the property owners were in the audience, he did not feel that the owners needed to go on record, as they were present at the meeting.

Clayton Wood asked for clarification of item 14, on the *general notes* section of the plan, which states "*Elevations are based on approximate North American Vertical Datum 1988*" statement. Alden Beauchemin stated that due to the parcel being subdivided previously, he used information that already existed, as this project is not close to the flood plain, and because the project is on top of the hill, he did not think it would be a problem to use the existing topography data.

Adam Gauthier asked about item 2 of the *Special Notes* section of the plan, which states "this subdivision is not within 500 feet of any lake, pond, river, or stream as outlined in RSA 676:4, I, (d), 2." However, there is a reference on the plan for the new lot, which is identified as "pond." Alden Beauchemin stated that the area labeled as "pond" is a frog pond, not an actual pond as referenced in the RSA.

Clayton Wood asked about the test pit information. Alden Beauchemin stated that the test pit information is attached to the updated information he submitted recently. He reviewed the statistics with the board.

Clayton Wood asked about the delineation of the driveway permit. Paul Nickerson stated that the driveway permit information was attached, and Road Agent George Bachelder had been out to check the proposed driveway location out already.

Matt St. George inquired about who owned the lot at the back of the property. Alden Beauchemin explained that there are two property owners, and their lots abut around the side and back of the subject property.

Daren Nielsen asked about the NH Coordinate System of 1983 as listed on note #15 on the plan. Alden Beauchemin stated the reason he referenced this, was to show that they were tying into to the magnetic north information from the original subdivision from 1983. He indicated that it is something that was done because the town tax maps are already created, and with this subdivision, they are not creating a large subdivision, they are simply placing a relatively straight line down the center of this lot, which will be easy for the tax maps to be updated. Alden Beauchemin stated that he would double check the regulation, but he did not feel that this minor subdivision required it. Clayton Wood, Daren Nielsen, and Paul Nickerson indicated that they did not have a problem with the reference to note #15.

It was stated that the requirement of granite markers and the State Subdivision approval are the two conditions to move forward with the completeness of the application. Granite markers, State Subdivision approval, land owner signatures, and surveyor's signatures are all conditions will be required to be on the approved plan.

Clayton Wood: I move that the application in front of the board is complete.

Paul Nickerson: Second.

Discussion: None.

Vote carries 5-0-0 Paul Nickerson – yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – yes, Jim Adams – yes.

b. Paul Nickerson opened the public hearing at 7:30 p.m.:

Public discussion:

Matt Wolfe was recognized from the audience. He asked the board to consider what is happening in the Rural Zoning District, when creating subdivisions. He said that this is not a large piece of land being subdivided, and is frustrated that people from other towns, who are not allowed to subdivide small lots in those other towns, are coming to Pittsfield and they are allowed to do it here. Matt Wolfe asked the board to consider that this is a rural lot.

Paul Nickerson closed public discussion at 7:32 p.m.

Daren Nielsen asked if he could address Matt Wolfe's comments. He said that the board has to allow the subdivision of land based on the Town of Pittsfield regulations. Until the regulations are changed, the board has to abide by the regulations in place.

Matt Wolfe stated that he was aware, and just wanted to voice his concerns over the smaller lots in the Rural Zoning District. Another member of the audience spoke up and stated that at the last

meeting discussion took place regarding changing the lot size in the Rural Zoning District to a larger size.

Daren Nielsen stated that the change would only happen by the voters, and stated that if someone wanted guidance on how to put together an amendment, the board could help guide them.

Paul Nickerson stated that there had been two occasions where the change to having a minimum of 5 acre lots in the Rural Zoning District was on the warrant, and it was voted down both times. He said that until the people want it, it will not happen.

Matt St. George inquired if the original subdivision for this parcel was a major or minor subdivision. Paul Nickerson stated that the original subdivision was a major subdivision.

Paul Nickerson: I make a motion to approve the subdivision with conditions.

Clayton Wood: Second.

Discussion: Daren Nielson inquired about waivers being placed on the final plan. Clayton Wood stated there were no waivers with this plan.

Adam Gauthier stated that it was discussed at the last Land Use Conference he attended that the board should touch on each of the merits of the application instead of voting on it as a whole.

Clayton Wood and Paul Nickerson stated they did not feel going through all of section four of the subdivision regulations was needed. It was discussed that the items of the checklist had been addressed, and as no one had any issues or questions regarding said checklist, they would move on and not address each one individually.

Vote carries 5-0-0 Paul Nickerson – yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – yes, Jim Adams – yes.

Clayton Wood advised the applicant that there is a 30-day appeal, so nothing can be recorded until the 30-day appeal period has closed.

#### **ITEM 6. – SELECTMEN'S REPORT**

Jim Adams – Advised the board that the Selectmen are still working on the budget, and are looking at combining four operations that they have now into one. He said he hoped to have more information for the board in the next two to four weeks.

Clayton Wood stated that he had spoken with Bonnie Theriault in the Selectmen's Office and currently the wages for her hours are not showing up in the planning budget but will be shown during the next budget. He said that the secretary wage line is going to stay the same moving forward, and a new line for Mrs. Theriault's hours will be added.

Clayton Wood also stated that the postage line appears high and he wanted to be sure that the board members understood that most of the postage used is actually because of the applications.

Matt St. George wanted to be sure he understood and asked if the majority of the postage amount was due to abutter fees, that were collected by the applicant. Clayton Wood said, yes, that the postage is paid out, but the town receives abutter fees from the applicant, which goes back into the general fund.

**ITEM 7. – MEMBERS' CONCERNS**

None.

**ITEM 8. – PUBLIC COMMENT – Paul Nickerson opened public comment at 7:56 p.m.**

Someone from the audience requested a small set of the AKB Construction, LLC., subdivision plan.

**ITEM 9. – ADJOURNMENT**

Clayton Wood: I make a motion to adjourn at 7:57 p.m.


Daren Nielsen: Second.

Discussion: None.

Vote carries 5-0-0 Paul Nickerson – yes, Clayton Wood – yes, Daren Nielsen – yes, Matt St. George – yes, Jim Adams – yes.

Approved:

  
Paul Nickerson, Chairman

  
Date