



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

MEETING MINUTES OF Thursday December 19, 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

Matt St. George

Carl Anderson – Ex officio, sitting in for Jim Adams

Adam Gauthier – Alternate, sitting in for Daren Nielsen

Ray Ramsey – Alternate, sitting in for Clayton Wood who is leaving at 8:00 P.M.

MEMBERS ABSENT

Daren Nielsen

Jim Adams – Ex officio

OTHERS PRESENT

Sabrina Smith, Recording Secretary

MEMBERS OF THE PUBLIC APPEARING BEFORE THE PLANNING BOARD

None.

ITEM 3. – PUBLIC INPUT

None. Paul Nickerson open and closed Public Input at 7:05 P.M.

ITEM 4. – APPROVAL OF THE MINUTES OF THE DECEMBER 5, 2019 MEETING

Paul Nickerson said that there were questions about the minutes and that the Board would go over them at the next meeting.

ITEM 5. – MEET WITH RALPH O'DELL OF THE MASTER PLAN COMMITTEE

Paul Nickerson invited Chairman Ralph O'Dell of the Master Plan Committee to address the Board. Mr. O'Dell introduced himself and said that the committee had been working on a plan that included using the Town's natural land resources. He said there was a recent survey asking people around town what they liked the most about Pittsfield. The collected responses involved three basic areas; having a small village, the historical aspect of our town, and the natural country landscape.

While working on the Master Plan, Mr. O'Dell said that the committee considered and included areas in Pittsfield that would remain unchanged in the future. Some of the examples given were Rt. 28 being a

floodplain that could never be built on, Drake Field being used by the school, and also the cemetery and Town pool being left as is. He said that in the past couple of years, various groups have looked at the town and that Pittsfield has an opportunity to become a visitor friendly town. The town could start by connecting the down town area sidewalks to other popular locations around town. Pittsfield could then expand by having things like a walking or biking trail along the river, a canoe rental site, or other recreational businesses centered around our natural resources.

Ralph O'Dell said that the other part of the Master Plan was a bit more involved. Passing out paper copies of the Town's R-5 tax map (Will Smith Rd. going up over Tilton Hill on the eastern side), he said that this particular map was being used only as a sample lot, chosen at random. He said that a lot of the acreage in Pittsfield was larger 40, 50, 60 acre lots and using the sample lot R-5 map, Mr. O'Dell drew an outline showing how the town could take a larger lot using minimal frontage and turn it into an affordable housing development to bring more families into Pittsfield. He also pointed out that land owners would get more dollar value selling smaller 2 or 5 acre lots used for subdividing than they would for selling larger lots.

Mr. O'Dell went on to say that one of the major problems left with subdividing large lots like this is that you end up with a lot of unusable conservation land and that there is also a limit to where a road can be put in them. However, he had recently read an article in the last couple of weeks about a town approving what is known as cluster lots. The town took 127 acres, 100 acres of which were conservation land, and subdivided it into 38 homes on 27 acres. This left less than an acre per home, but the 100 acres of conservation land left could then be tied into that housing development for recreational use such as; cross country skiing trails, snow shoeing trails, and other outdoor recreational activities.

Mr. O'Dell also brought up the state wide movement called Rails to Trails that uses old rail road lines and turns them into developed trails for biking, walking and outdoor recreation as a way to expand the community. As an example, he said that the Londonderry/Derry trail has an excess of 1,000 people on a weekend. He said that so far, the old rail bed has connected Massachusetts to Manchester, Manchester to Concord, from Concord to Lebanon, and that there are also trails from Seabrook to Portsmouth and Durham coming up across the state that are currently being promoted. He mentioned that Barnstead was waiting for the trail to get to them, and from there the renovations would take the recreational trail line all the way up towards Conway. He said that when the trail starts to come up into Pittsfield, if the town wanted to join the movement, the town would need to take a look at the abutting land sharing the old rail line and proceed from there.

Ralph O'Dell wrapped up his presentation by saying a core sociological factor in having a great community base is finding ways to bring more activity to the town and by encouraging and finding out ways for people in town to work together utilizing the community resources available in Pittsfield. He said that these were just some of the things the committee had been thinking about when trying to help out the economic base of Pittsfield and that he understood that this wasn't something that could happen overnight, but that it was something that the town needed to start thinking about for the future development and continued vitalization of the town. The Board thanked Ralph for all of his hard work over the years and for coming and presenting the Master Plan to the Board.

ITEM 6. – NOTICE OF THE DECISION FOR THE RYMES PROPANE & OIL/CARSON SITE PLAN R15 Lots 6-3.

Concerns were raised about having the proper paperwork in order before proceeding with the Notice of Decision for the Rymes Propane & Oil site plan R15 Lots 6-3. Paul Nickerson noted that a date on the form would need to be corrected before submission.

Ray Ramsey sat in for Clayton Wood at 8:10 P.M.

After much deliberation, the Board reached a final decision. Adam Gauthier motioned to not rehear the Rymes Propane & Oil site plan R15 Lots 6-3.

Carl: Second.

Further Discussion: None.

5-0-0. Paul Nickerson – yes, Ray Ramsey – yes, Matt St. George – yes, Adam Gauthier – yes, Carl Anderson – yes.

Ray Ramsey left the meeting at 8:38 P.M.

Matt made a motion to correct the December date at the bottom of the Notice of Decision letter with no other changes.

Carl Anderson: Second.

Further Discussion: None.

4-0-0. Paul Nickerson – yes, Matt St. George – yes, Adam Gauthier- yes, Carl Anderson – yes.

ITEM 7. – REVIEW TWO ZONING AMENDMENTS

A petitioned Zoning Amendment received by the Selectmen's Office on December 9, 2019, from James Pritchard, as follows:

- a. To the Selectmen of Pittsfield, New Hampshire: Pursuant to RSA 675:4, I, the undersigned registered voters ask that you insert the following article in the warrant for the March 10, 2020, town meeting:

Are you in favor of an amendment to the town Zoning Ordinance to exempt storage containers in the Suburban District or the Rural District from the current requirements that all storage containers in any zoning district must be on a lot only temporarily and must have a permit from the zoning ordinance administrator? The proposed amendment removes these requirements by adding to article 14, section 3, paragraphs (e) and (f), the words shown below in underlining, and by deleting the words shown in strikethrough. Paragraphs (e) and (f) below use underlining and strikethrough only to show what is added or deleted; the underlining and strikethrough are not included in the text of the revised paragraphs.

(e) The sum of the time during which one or more STORAGE CONTAINERS are on any one LOT in the Urban District, the Commercial District, or the Light Industrial/Commercial District during any 15-month period shall be no more than 12 months. (f) If the LOT where the STORAGE CONTAINER will be put is in the Urban District, the Commercial District, or the Light Industrial/Commercial District, then the owner of the LOT where the STORAGE CONTAINER will be put shall tell the zoning

ordinance administrator the date when the STORAGE CONTAINER is proposed to be put on the LOT. The zoning ordinance administrator shall issue a permit for the STORAGE CONTAINER, and the permit shall state the date when the STORAGE CONTAINER is proposed to be put on the LOT. Planning Board Agenda December 19, 2019.

- b. Zoning Amendment presented by the Pittsfield Board of Selectmen, received December 11, 2019 from Town Administrator Cara Marston, as follows: "Are you in favor of the adoption of Amendment Number ____ as proposed by the Board of Selectmen for the town zoning ordinance as follows: Remove all citations to court cases located throughout the ordinance?"

The Board discussed setting a date for the citizen petition and Zoning amendments. Carl Anderson pointed out that these two items would have to have the date set by December 27th in order to have enough time to post the hearing to the public in the Concord Monitor 10 days prior to the meeting. Matt motioned to set the date for January 9, 2020 at 7:00 P.M.

Adam Gauthier: Second.

Discussion: None.

4-0-0. Paul Nickerson – yes, Matt St. George – yes, Adam Gauthier – yes, Carl Anderson – yes.

ITEM 8. SELECTMEN'S REPORT

Carl brought to attention and read part of a letter received from Mr. Bill Miskoe concerning the town maps. Mr. Miskoe stated in the letter that the town website contains a Zoning map that is dated from 35 years old and looks like a preschool crayon project. He said that it was about time for the town to get into the 21st Century and provide a means for people interested in doing something here to be able to look at a map that is clear about which lots are in a given zone. Mr. Miskoe ended the letter by saying the future is ahead for Pittsfield but that we won't get there until the leadership begins to look that way. Providing a Zoning map that looks like it's intended for serious use would be a good beginning. The Board members all agreed with Mr. Miskoe and asked to bring the question to Cara Marson to see what the cost would be to have someone redo the maps.

ITEM 9. MEMBERS' CONCERNS

Adam brought up a concern that unauthorized persons shouldn't be representing committees or boards without full board or committee instructions.

ITEM 10. ADJOURNMENT

Adam motioned to adjourn the meeting at

Carl: Second.

4-0-0. Paul Nickerson – yes, Matt St. George – yes, Adam Gauthier – yes, Carl Anderson – yes.

Approved:


Paul Nickerson, Chairman

2-19-2020
Date