



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

MEETING MINUTES OF Thursday December 17, 2020

ITEM 1. CALL TO ORDER – 7:00 P.M.

Call to order at 7:03 p.m. by Adam Gauthier, Chair of the Planning Board.

ITEM 2. ROLL CALL

Adam Gauthier – Chair

Clayton Wood

Carl Anderson – Ex officio Alternate

Randy Severance – Alternate

MEMBERS ABSENT

Matt St. George – Vice Chair

Ray Ramsey – Alternate

Jim Adams - Ex officio Alternate

ITEM 3. PUBLIC HEARING – 2021 PROPOSED DRAFT ZONING AMENDMENTS

Adam Gauthier brought alternate Randy Severance to the table to sit on the Board in place of Ray Ramsey. The Board members had a procedural discussion regarding the snow day policy and it was decided that the meeting would continue.

Adam opened the Public Hearing and read the following;

Article 2:

Are you in favor of the adoption of Amendment No. 1 as proposed by the planning board for the town zoning ordinance as follows:

ADD to Article 3, Zoning Districts, 3. Use Regulations, (6) Table of Uses and Districts -

MANUFACTURED HOUSING: Urban & Commercial (N), Suburban, Rural & Lt. Industrial/Commercial (Y)

(Recommended by the Planning Board 0-0-0)

The purpose of Amendment No. 1 is to prohibit placing manufactured housing (mobile homes) in the concentrated downtown area.

Carl Anderson: I make a motion to recommend Article 2 in the proposed Zoning Amendment.

Randy Severance: Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Clayton Wood – yes, Carl Anderson – yes, Randy Severance – yes.

Adam Gauthier read the following;

Article 3:

Are you in favor of the adoption of Amendment No. 2 as proposed by the planning board for the town zoning ordinance as follows:

Amend “Accessory dwelling unit” as defined in RSA 674:71, means a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

“Detached dwelling unit” in RSA 674:73, units shall comply with the requirements of, and any municipal ordinances or regulations adopted pursuant to, RSA 674:72, IV through IX.

3. Requirement/Limitations

- a. Building Permit is required.
- b. Only one (1) accessory dwelling unit shall be allowed per principal single family dwelling unit and/or lot.
- c. The accessory dwelling units shall be no greater than 1,000 sq. ft.
- d. Detached Accessory Dwelling Units are allowed. These detached ADU’s may be combined with or part of garages or storage areas.
- e. If an Accessory Dwelling Unit is Attached, an interior door shall be provided between the principal dwelling and the ADU, but it is not required to remain unlocked.
- f. Maximum number of bedrooms allowed in the ADU is two (2).
- g. Water supply and sewage disposal must comply with all town and state regulations.
- h. Adequate off-street parking must be provided.
- i. OWNER OCCUPIED: Owner of the property must occupy either principal dwelling or ADU.

(Recommended by the Planning Board 0-0-0)

The purpose of Amendment No. 2 is to provide expanded housing opportunities and flexibility in household arrangements, accessory dwelling units/detached accessory units shall be permitted within or attached to an existing single-family home or as a separate housing unit on the single-family home’s

lot.

Carl Anderson: I make a motion to recommend Article 3 in the proposed Zoning Amendment.

Clayton Wood: Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Clayton Wood – yes, Carl Anderson – yes, Randy Severance – yes.

Adam Gauthier read the following;

Article 4:

Are you in favor of adoption of Amendment No. 3 as proposed by petition of the voters of this town for the town zoning ordinance as follows:

Restore the court-case citations that the 2020 annual town meeting removed via 2020 warrant article 2 at the request of the board of selectmen? (By petition)

Carl Anderson: I make a motion to not recommend Article 4 in the proposed Zoning Amendment.

Randy Severance: Second.

Discussion: None.

Motion carried 3-1-0. Adam Gauthier – yes, Clayton Wood – no, Carl Anderson – yes, Randy Severance – yes.

Adam Gauthier read the following;

Article 5:

Are you in favor of adoption of Amendment No. 5 as proposed by petition of the voters of this town for the town zoning ordinance as follows:

Permit two storage containers per lot throughout the town and to exempt storage containers throughout the town 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 makes these changes by (1) deleting article 14, section 3, paragraphs (c), (e), and (f), as shown below; (2) by deleting from article 14, section 3, paragraph (d), the words shown below in strikethrough; and (3) relettering old paragraph (d) as new paragraph (c) as shown below with underlining and strikethrough. The paragraphs below use underlining and strikethrough only to show what is added or deleted; the underlining and strikethrough are no included in the text of the revised paragraphs.

~~(c) No more than one STORAGE CONTAINER shall be on the LOT if the LOT is in the Urban District, the Suburban District, or the Rural District.~~

~~(d) (c) No more than two STORAGE CONTAINERS shall be on the LOT if the LOT is in the Commercial District or the Light Industrial/Commercial District.~~

~~(e) The sum of the time during which one or more STORAGE CONTAINERS are on any one LOT during any 15-month period shall be no more than 12 months.~~

~~(f) 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. (By petition)~~

Carl Anderson: I make a motion to not recommend Article 5 in the proposed Zoning Amendment.

Adam Gauthier: Second.

Discussion: None.

Motion carried 3-1-0. Adam Gauthier – yes, Clayton Wood – no, Carl Anderson – yes, Randy Severance – yes.

ITEM 4. MASTER PLAN – RALPH ODELL

Rescheduled due to snow storm.

ITEM 5. ADJOURNMENT

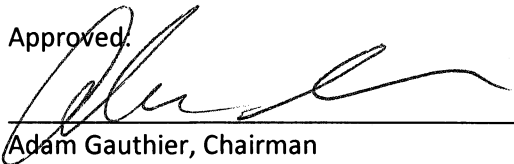
Clayton Wood: I make a motion to adjourn at 7:23 p.m.

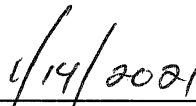
Randy Severance: Second.

Discussion: None.

Motion carried 4-0-0. Adam Gauthier – yes, Clayton Wood – yes, Carl Anderson – yes, Randy Severance – yes.

Approved.


Adam Gauthier, Chairman


Date