

**ORIGINAL**

**Town of Pittston  
Planning Board Meeting Minutes  
August 08, 2024**



**Board Members Present:** Terry Shephard (Vice Chair), Dan Haiss,  
Rodney Hembree, Peter Kelley, Dan Taggart, Jim Lothridge

**Other Town Officials Present:**

**Recorder:** Marie-Anne Flowers (Administrative Assistant)

**1. Call to Order 6:30 pm**

**2. Approval of July 11, 2024 Minutes 6-0-1 Approved**

**3. Public Hearing:**

- a. Megan Rosano - Dog Grooming Business** The walkthrough was fine. The Planning Board moved to approve the dog grooming business and voted 6-0-1 to approve the dog grooming business.

**Site Visit:** July 27, 2024 @ 9am

**Hearing:** August 08, 2024 @ 6:30 pm

- b. Nehumkeag Pond, LLC Map U-18 Lot # 2** The planning Board reviewed the proposed changes and confirmed that the access road had been moved, the required evergreens will be planted and maintained to obstruct the view, and CMP approval has been granted. The Planning Board moved to approve the solar project 6-0-1.

**Site Visit:** June 29, 2024

**Hearing:** July 11, 2024

**4. Pre-Application Review:**

**5. Application Review:**

**6. Action Items:**

- a. CUP Approval Extension Request** – Hembree Solar Expires 9/14/24. Tabled until the next Planning Board meeting. A copy of the bond has been provided.

- b. State Required Decommissioning Bond for Solar** This item has been tabled until the next Planning Board meeting.

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c. **Reported Gravel Pit** Dan Snow met with the planning board regarding gravel being hauled from Bob Gagnon's property, in trade for work being done. He is using the gravel for his own projects. The Planning Board would like to meet with the landowner, Bob Gagnon, before making any decisions. This may only be a change of use issue. The board will table this item until the next Planning Board meeting. Jim Lothridge Moved to table the item and Peter Kelley seconded the motion. 6-0-1 approved

d. **David Jensen 2-acre lot without 200 feet of frontage** the planning Board had been informed that David Jensen may be selling the land that he was allowed to sub-divide, with the stipulation that the 165 ft of frontage be increased to the required 200ft before any construction can take place on that lot. The planning board asked that a letter be sent to David Jensen regarding this issue and requesting that he attend the next Planning Board Meeting.

7. **Next Meeting** September 12, 2024

8. **Adjournment** 7:40 PM

Respectfully submitted by:

  
Marie-Anne Flowers, Planning Board Administrative Assistant 09.12.24  
Date

Marlene Colvin, Planning Board Chair Date

  
Terry Shepherd, Planning Board Vice Chair 9-12-25  
Date

  
Rodney Hembree 12 SEPT 2024  
Date

  
Daniel Taggart 9-12-25  
Date

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Daniel Haiss

Date

  
Jim Lothridge

~~Date~~ 9/17/2024

  
Peter Kelley

9/12/24  
Date

