

ORIGINAL Town of Pittston
Planning Board Meeting Minutes
November 14, 2024



Board Members Present Marlene Colvin (Chair), Peter Kelley, Terry Shephard (Vice Chair), Dan Haiss, Jim Lothridge

Other Town Officials Present:

Recorder: Marie-Anne Flowers (Administrative Assistant)

1. **Call to Order** 6:05 PM
2. **Approval of Old Minutes** Approved
3. **Public Hearing:** Linda Bouffard - A Step Back in Time Antique and Gift Shop

Marlene Colvin (Chair) reviewed the complete application. She questioned if auctions would be held, and the applicant stated that it would be a rare event if they do. The business will have a 4'x8' sign as well as lighting. Marlene suggests that the applicant consider light pollution. The applicant is considering motion sensors and a timer for lighting so that lights would turn off at night. There will not be a "public" restroom but customers will be allowed to use the bathroom if needed. The bathroom will have handicapped access. Approved 4-0-1

Site Visit: October 26 @ 9 am

Hearing: November 14 @ 6 pm

4. **Application Review:** Bob Gagnon "trade in kind" business

A new application has been submitted to the planning board by Robert Gagnon. Marlene Colvin reviewed the application. There is no address for the Pittston Property. The lot is 21 acres. There is no business taking place. The parties are bartering for "in kind" trade. The work is taking place from 7am-7pm, Monday – Saturday. There is no lighting at the location, and no signage. The only equipment used is an excavator, and a dump truck to perform the work. There is no waste or fuel left on the property. A letter from DEP is required. The application fee of \$125.00 was paid.

Site Visit: November 30, 2024 @ 9:00 AM

Hearing: December 12, 2024 @ 6:00 PM

5. **Hembree CUP extension update:** There is no construction taking place currently. The completion bond expires 09/15/2025 and renews automatically unless

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cancelled. There is no reclamation bond. The Planning Board needs to research the required bonds and have a lawyer advise the board as to what is required.

6. Nehumkeag Pond Solar Project: Marlene Colvin determined that this project was approved prior to the Solar Moratorium. Peter Kelley rescinds his motion to retain legal counsel. 4-0-1 (Jim Lothridge abstained). Terry Shepherd moves to approve the project as accepted, prior to the Solar Moratorium.

7. Action Items:

- a. Marie-Anne Flowers will prepare and mail the approval letter to Linda Bouffard for her Antique business
- b. Marie-Anne Flowers will prepare and mail the Robert Gagnon abutter letters.
- c. Marie-Anne Flowers will prepare and mail letters to The Hembree solar project, and the Jill Adams solar project letting them know that the Solar Moratorium Ordinance will not affect their projects, and they are approved to start.
- d. The Planning Board members discussed their upcoming budget and agreed that an annual stipend of \$1000.00 each will be requested for the Chair and Vice Chair of the planning board. \$2000.00 has also been budgeted for administrative costs. A total of \$4000.00 per year is being requested for the Planning Board budget.
- e. Planning Board Training: Marlene Colvin, Terry Shepherd, Jim Lothridge and Rodney Hembree will attend the upcoming training.

8. Next Meeting: December ^{12 noon} ~~10~~, 2024

9. Adjournment: 7:10PM 5-0-2

Respectfully submitted by:

Marie-Anne Flowers, Planning Board Administrative Assistant

Date

Marlene Colvin

Marlene Colvin, Planning Board Chair

12/12/2024

Date

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Terry J. Shepherd

12/12/2024

Terry Shepherd, Planning Board Vice Chair

Date

Rodney Hembree

Date

Daniel Taggart

Date

[Signature]

Daniel Haiss

12/12/24

Date

[Signature]

Jim Lothridge

12/12/24

Date

Peter Kelley

Peter Kelley

12/12/24

Date

