

Bucksport Planning Board
6:30 P.M., Tuesday, June 1, 2010
Bucksport Town Office
50 Main Street

AGENDA

- 1. Call to Order**
- 2. Roll Call**

<input type="checkbox"/> John Daniels	<input type="checkbox"/> Marc Curtis	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Gail Hollowell	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the May 4, 2010, meeting.
- 4. Chairman's Report**
- 5. Code Enforcement Officer's Report**
- 6. Unfinished Business**
- 7. New Business:**
 - A. Application for approval of an amendment to the Wardwell Commercial Development Subdivision Plan.
Applicant: Robert Wardwell & Sons, Inc.
- 8. Other Business:**
 - A. Continued review of the proposed Rules of Procedure.
 - B. Secretary's Financial Report
 - C. Proposed amendment to Appendix K for the purpose of changing setback requirements in the R1 & R2 Districts.
- 9. Discussion:**
 - A. Main Street parking standards
- 10. Adjournment**

**Bucksport Planning Board
6:30 P.M., Tuesday, June 1, 2010
Bucksport Town Office
50 Main Street**

MINUTES

1. **Call to Order:** 6:30 P.M. by Chair George Hanson

2. **Roll Call**

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> John Daniels | <input checked="" type="checkbox"/> Marc Curtis | <input checked="" type="checkbox"/> George Hanson |
| <input checked="" type="checkbox"/> Gail Hallowell | <input checked="" type="checkbox"/> Rosemary Bamford | <input checked="" type="checkbox"/> Edward Belcher |
| <input checked="" type="checkbox"/> David Grant | | |

Staff present : Jeffrey Hammond, CEO

3. **Review and Acceptance of Minutes:** Minutes from the May 4, 2010 meeting were reviewed.

MOTION(Curtis): To approve the May 4, 2010 Minutes, as submitted.

SECOND(Hallowell)

DISCUSSION: None

VOTE: 6-0-1 motion adopted (Member Bamford abstained due to her absence at the May 4th meeting)

4. **Chairman’s Report:** No report.

5. **Code Enforcement Officer’s Report:**

- A. The board was shown photos of the module installations for the Leadbetter restaurant. Opening date is targeted for early July.
- B. The board was shown photos of improvements made to the access road for the Shawna Haskins Subdivision on Brewer Lake. The CEO opined that the improvements met the board’s expectations. A motion was submitted:

MOTION(Bamford): To approve the improvements made to the access road for the Shawna Haskins Subdivision on Brewer Lake

SECOND(Curtis)

DISCUSSION: None

VOTE: 6-0-1 motion adopted (Member Belcher abstained because he did not participate in the subdivision review.)

6. **Unfinished Business:** None

7. **New Business:**

A. Application for approval of an amendment to the Wardwell Commercial Development Subdivision Plan.

Applicant: Robert Wardwell & Sons, Inc.

Mike Millett was present to represent the applicant. Mr. Millett described the purpose of the proposed amendment as a requirement to satisfy concerns expressed by DEP about required site law approvals for the existing subdivision.

The changes included identifying lots 3, 4, and 6 as to be retained by the owner. Making these changes would exempt the subdivision from DEP approval.

The board considered the type of subdivision review required.

MOTION(Daniels): The proposed changes are considered an amendment to an existing subdivision.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted.

The board considered conducting a site inspection.

MOTION(Daniels): A site inspection is not required.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted.

The board considered if the application was complete.

MOTION(Bamford): The application is complete.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted.

The board considered conducting a public hearing.

MOTION(Bamford): A public hearing is not required.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted.

The board considered which Section 9 criteria are applicable to their review.

MOTION(Grant): Section 9.16 is applicable.

SECOND(Curtis)

DISCUSSION: None

VOTE: 7-0 motion adopted.

The board reviewed the applicable standard in Section 8.16 and noted no concerns regarding compliance with this section.

Upon conclusion of the standards review, the board conducted findings.

MOTION(Curtis): To make a positive finding for compliance with the criterion identified in Section 9.16.

SECOND(Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted.

The board considered acting on approval of the application.

MOTION(Grant): To approve the application.

SECOND(Bamford)

DISCUSSION: None

VOTE: 7-0 motion adopted.

8. Other Business:

A. Continued review of the proposed Rules of Procedure.

The board reviewed the most recent changes to the proposed rules. Reference was made to the required approval process by the town council, provisions pertaining to the conduct of a public hearing were added, and new sections were added to address deliberation & voting, the decision process and the record of the board's review. After reviewing the changes, a motion was submitted.

MOTION(Bamford): To approve the June 6th draft of the proposed rules of procedure.

SECOND(Grant

DISCUSSION: None

VOTE: 7-0 motion adopted.

B. Secretary's Financial Report

Secretary Marc Curtis presented a budget report outlining the board's revenue and expenditures for the current fiscal year. It was noted that revenue was reported in two different amounts, which may be an error. After reviewing the report, a motion was submitted.

MOTION(Bamford): To accept the financial report, with the provision that an apparent accounting error be clarified at the next meeting.

SECOND(Grant

DISCUSSION: None

VOTE: 7-0 motion adopted.

C. Proposed amendment to Appendix K for the purpose of changing setback requirements in the R1 & R2 Districts.

The CEO presented a proposed amendment for the board to review. The ordinance committee had discussed a requested reduction of the 100 foot front setback in the R1 & R2 Districts, but after obtaining a legal opinion about their plans to incorporate less restrictive setbacks for developed properties, the committee decided to leave the setback unchanged. They did propose to exempt decks and open porches, and the proposed amendment addresses that.

The board discussed the proposed amendment and scheduled a public hearing for their next meeting in July.

9. Discussion:

A. Main Street parking standards

Member Daniels asked the board to consider developing a different parking standard for businesses on Main Street. The existing standard does not address the varying availability of parking on different portions of the street. There is less on-street parking in the area where a new restaurant was approved recently, than there is elsewhere. This could lead to a parking shortage or burden for other surrounding uses.

After discussing the matter, no action was taken to initiating a proposed amendment to the parking standards.

10. Adjournment: 9:30 p.m.

Minutes prepared by
Jeffrey Hammond
Recording Secretary