

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, July 6, 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 Hallowell	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the June 1, 2010, meeting.
- 4. Chairman's Report**
- 5. Code Enforcement Officer's Report**
- 6. Unfinished Business:**
  - A. Public hearing for a proposed amendment to Appendix K. The amendment proposes to change setback requirements for decks and open porches in the R1 & R2 Districts.
- 7. New Business:**
  - A. Request to review the proposed 2010 Community Development Public Infrastructure Grant program
  - B. Application for approval of a commercial expansion in the C2 District. The applicant proposes to expand a motorcycle repair business in a structural addition to the existing repair garage at 46 State Route 46.  
Applicant: Stephen Crosson
  - C. Application for approval of a trade business in the C2 District. The applicant proposes to establish a small engine, motorcycle and vehicle repair business at 58 State Route 46.  
Applicant: Lance Days Sr
- 8. Other Business:**
  - A. Determination of hearing & notice requirements for the proposed amendments to the Board's Rules of Procedures
  - B. Review and approval of the Findings of Fact and Conclusions for the second amendment of the Wardwell Commercial Development Subdivision
- 9. Discussion**
- 10. Adjournment**

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

**MINUTES**

1. 6:30 P.M. by acting Chair Marc Curtis

**2. Roll Call**

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

Staff present : Jeffrey Hammond, CEO

3. **Review and Acceptance of Minutes:** Minutes from the June 1, 2010 meeting were reviewed.

MOTION(Hallowell): To approve the June 1, 2010 Minutes, as submitted.  
SECOND(Bamford)  
DISCUSSION: None  
VOTE: 4-0 motion adopted (Member Belcher was not present for this vote)

4. **Chairman’s Report:** No report.

5. **Code Enforcement Officer’s Report:** No report.

**6. Unfinished Business:**

**A. Public hearing for a proposed amendment to Appendix K. The amendment proposes to change setback requirements for decks and open porches in the R1 & R2 Districts.**

Acting Chair Curtis opened the public hearing at 6:35. No public testimony was received. The acting Chair closed the public hearing at 6:35.

**7. New Business:**

**A. Request to review the proposed 2010 Community Development Public Infrastructure Grant program**

Town Manager, Roger Raymond, conducted a presentation on the grant program. The planned drainage improvements in the Townsite were described. The town is hopeful that these improvements will help reduce the flooding of basements that has been prevalent in this neighborhood.

(Member Belcher arrived shortly after the presentation began.)

The board discussed the project and then a motion was submitted:

MOTION(Bamford): That the planning board fully support the proposed 2010 Community Development Public Infrastructure Grant program  
SECOND(Belcher)

DISCUSSION: None

VOTE: 5-0 motion adopted.

**B. Application for approval of a commercial expansion in the C2 District. The applicant proposes to expand a motorcycle repair business in a structural addition to the existing repair garage at 46 State Route 46. Applicant: Stephen Crosson**

Acting Chair Curtis asked the board if anyone had a conflict or bias with this application. No conflict or bias was identified.

Stephen Crosson was present. The CEO conducted an introductory presentation to describe the project and its location. Photos were shown to the board. The proposed expansion required board approval due to an ordinance requirement. The existing building was less than 2500 square feet in size, and Mr. Crosson was proposing to increase it by more than 100%.

Mr. Crosson explained that the purpose of his expansion project was to provide more work space. The board asked general questions. The acting Chair asked if the CEO had identified any concerns. None were identified by the CEO. The acting Chair opened the meeting to public comment on the application. No comments were submitted.

The board conducted a development standards review.

The applicable environment standards were reviewed. The board agreed to waive the requirement of a stormwater management plan, due to the relatively small scale of the project and the lack of any indication of stormwater impacts that currently exist on the lot. A site visit was not required.

No special areas standards were found to be applicable.

The applicable local area standards were reviewed. No concerns regarding compliance with these standards were expressed. A site visit was not required.

The applicable public safety standards were reviewed. No concerns regarding compliance with these standards were expressed. A site visit was not required.

The applicable specific use standards were reviewed. Parking requirements were reviewed. No concerns regarding compliance with this standard were expressed. A site visit was not required.

The applicable dimensional standards were reviewed. It was noted that the proposed addition would not comply with the minimum 10' sideline setback. Mr. Crosson noted that he would be seeking a variance from the board of appeals if the planning board approved his application. A site visit was not required.

The board conducted the Criteria Findings as follows:

With a vote of 5 in favor and 0 opposed, the board found that there was clear and convincing evidence in the record to support the conclusion that the applicable environment, local areas, public safety, specific uses and dimensional standards were met. The board's positive finding on the dimensional standard criterion was subject to the issuance of a variance from the board of appeals to allow a reduction in the sideline setback to 8 feet. There were no applicable special areas

standards reviewed, and the board did not make a finding on this group of standards.

Based on the findings of the board, the application was approved.

**C. Application for approval of a trade business in the C2 District. The applicant proposes to establish a small engine, motorcycle and vehicle repair business at 58 State Route 46.  
Applicant: Lance Days Sr**

Acting Chair Curtis asked the board if anyone had a conflict or bias with this application. No conflict or bias was identified.

Lance Days was present. The CEO conducted an introductory presentation to describe the project and its location. Photos were shown to the board. The proposed business required board approval due to an ordinance requirement. The most recent commercial use of the property had been discontinued for at least 2 years. Any new business would require planning board approval.

The board asked general questions. The acting Chair opened the meeting to public comment on the application. No comments were submitted.

The board conducted a development standards review.

The applicable environment standards were reviewed. The board noted that floor drains in the building were not in use, but asked that this be verified by the CEO. No painting will be conducted by the business. A site visit was not required.

No special areas standards were found to be applicable.

No local areas standards were found to be applicable.

The applicable public safety standards were reviewed. The board noted again that the floors drains must not be in use. This must be a condition of approval. A site visit was not required.

The applicable specific use standards were reviewed. Parking requirements were reviewed. The board noted that parking in front of the building may require vehicles to back out on to the street. There is ample space on the southerly side of the building to park vehicles. The board requested that parking in front of the building be limited to customers. Parking of vehicles waiting for repair or waiting to be picked up must be at the side of the building. Vehicles towing trailers must not park in front of the building. Signage explaining parking requirements must be erected. The board discussed the minimum parking spaces required. Based on square footage, 15 spaces were required and 9 were proposed. A motion was made:

MOTION(Hallowell): To reduce the required parking to 9 spaces.

SECOND(Bamford)

DISCUSSION: None

VOTE: 5-0 motion adopted.

A site visit was not required.

No dimensional standards were found to be applicable.

The board conducted the Criteria Findings as follows:

With a vote of 5 in favor and 0 opposed, the board found that there was clear and convincing evidence in the record to support the conclusion that the applicable environment, public safety and specific uses were met. The board's positive finding on the public safety standard criterion was subject to the verification by the CEO that floor drains in the building are not in use. There were no applicable special areas, local areas or dimensional standards reviewed, and the board did not make a finding on these standards.

Based on the findings of the board, the application was approved.

## **8. Other Business:**

### **A. Determination of hearing & notice requirements for the proposed amendments to the Board's Rules of Procedures**

The CEO explained that the board's current rules of procedure require that any amendment to the rules must be given a public hearing, and notice of the hearing must be published in the Bangor Daily News. The board considered waiving notice of the hearing in the Bangor Daily News and publishing it in the local paper. A motion was made:

MOTION(Hallowell): To waive notice of the public hearing in the Bangor Daily News and require it to be published in the Enterprise.

SECOND(Bamford)

DISCUSSION: None

VOTE: 5-0 motion adopted.

The public hearing will be held at the August 3<sup>rd</sup> meeting.

### **B. Review and approval of the Findings of Fact and Conclusions for the second amendment of the Wardwell Commercial Development Subdivision**

The board reviewed the draft findings prior to the meeting and no one expressed any concerns about the content. A motion was made:

MOTION(Hallowell): To approve the findings for the Wardwell Commercial Development Subdivision review.

SECOND(Bamford)

DISCUSSION: None

VOTE: 5-0 motion adopted.

## **9. Discussion**

The board discussed the outcome of the auction held to dispose of the Thibodeau property on Route 46. The new owner could come back to the board with another quarry application.

The CEO asked the board to form a committee to develop additional regulations for mineral extractions. The committee could meet on a more frequent basis and speed up the process. Participation would be on a voluntary basis. Acting Chair Curtis appointed Members Bamford, Hallowell and Belcher to the committee, and

noted that any other member may also participate. The first meeting was scheduled for Thursday, July 15<sup>th</sup>, at 6:00pm.

Acting Curtis provided a follow-up report on the financials for the board in order to provide answers that were raised at a prior meeting. He also asked the board to provide him guidance on what information they would like to see in future reports from the secretary.

**10. Adjournment: 9:57pm**

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary