

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, August 3, 2010**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**

1. **Call to Order**
2. **Roll Call**  
 John Daniels                       Marc Curtis                       George Hanson  
 Gail Hallowell                       Rosemary Bamford                       Edward Belcher  
 David Grant
3. **Review and Acceptance of Minutes:** Minutes from the July 6, 2010, meeting.
4. **Chairman's Report**
5. **Code Enforcement Officer's Report**
6. **Unfinished Business:**
  - A. Public hearing for a proposed amendment to the Planning Board's Rules of Procedure. The amendment proposes to replace the current Rules with an updated and expanded set of rules.
7. **New Business:**
  - A. Application for approval of a subdivision on Heritage Park Road. The applicant proposes to establish an 8-lot commercial subdivision with related infrastructure improvements on tax map 3, lot 54-2.  
Applicant: Town of Bucksport  
  
A public hearing will be conducted during the review of this application
  - B. Application for approval of a commercial expansion in the ID, IDO, R2, RT15CR and RPO Districts. The applicant proposes to expand and upgrade utility transmission lines and structures in an existing power line corridor.  
Applicant: TRC Engineers, LLC, agent for Central Maine Power
8. **Other Business:**
  - A. Review and approval of Findings of Fact and Conclusions
9. **Discussion**
10. **Adjournment**

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, August 3, 2010**  
**Bucksport Town Office**  
**50 Main Street**

**MINUTES**

1. 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 Hollowell	<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 July 6, 2010 meeting were reviewed.

MOTION(Bamford): To approve the July 6, 2010 Minutes. as submitted.

SECOND(Curtis)

DISCUSSION: None

VOTE: 6-0-1 motion adopted (The chair abstained because he was not present at the July meeting)

4. **Chairman's Report:** No report.

5. **Code Enforcement Officer's Report:** The CEO reported as follows:

1. The board was provided copies of a letter from the UMO Margaret Chase Smith Policy Center inviting the board to participate in a survey to address environmental, social and economic issues in the state.
2. A shoreline survey has begun. Photos have been taken on Jacob Buck, Williams and Hancock Ponds.

6. **Unfinished Business:**

**A. Public hearing for a proposed amendment to the Planning Board's Rules of Procedure. The amendment proposes to replace the current Rules with an updated and expanded set of rules.**

The chair opened the public hearing at 6:40pm. No comments were received from the public. The chair closed the public hearing at 6:40pm. The CEO advised the board that the amended rules will be submitted to the town council for their review and approval.

7. **New Business:**

**A. Application for approval of a subdivision on Heritage Park Road. The applicant proposes to establish an 8-lot commercial subdivision with related infrastructure improvements on tax map 3, lot 54-2.  
 Applicant: Town of Bucksport**

A public hearing will be conducted during the review of this application

Mike Millett from Millett associates was present to represent the applicant. The CEO conducted a brief introductory presentation and showed pictures of the site to the board. Copies of the application, subdivision plan and street design details were provided to the board.

Mr. Millett described the subdivision. It is an 8-lot commercial subdivision that is the second phase of the Buckstown Heritage Park Subdivision on Heritage Park Road. The road will be extended, as well as sewer, water and power. One hydrant will be installed at the upper end of the road. The land is relatively level, with a slight grade. A drainage easement will be established adjacent to lot 8. The road construction will require a permit by rule from DEP. A turn-around will be constructed in accordance with town requirements.

The board reviewed the written comments submitted by department directors.

The CEO reminded the board of the steps required to complete their review of the application. The board was advised that the public hearing notice did not meet state or town requirements, and it was recommended to reschedule the public hearing for the next meeting.

The board conducted an application content review. The applicant has not requested a waiver of any application requirement. The following items were noted as missing and required:

1. The total size of the parcel to be subdivided must be shown on the plat.
2. Contour lines at 2 foot intervals must be shown on the plat. (A motion to waive this requirement was submitted by Member Grant, but failed due to the lack of a second.)
3. Existing surface water flow patterns must be shown on the plat.

Upon completion of the content review, a motion was submitted:

MOTION(Belcher): To find the application to be complete, except for the required missing information.

SECOND(Barnford)

DISCUSSION: None

VOTE: 7-0 motion adopted

The board considered conducting a site visit.

MOTION(Grant): A site visit is not required.

SECOND(Hallowell)

DISCUSSION: None

VOTE: 7-0 motion adopted

The board proceeded to conduct a standards review. No concerns about compliance with these standards were noted.

It was noted that the proposed lots comply with the dimensional requirements of Appendix K.

It was noted that any traffic impacts resulting from development of the lots would be addressed on a case by case basis by MDOT.

It was noted that Dean Hoke should be allowed an opportunity to request a sewer and water connection for the lot he purchased from Robert Wardwell. Those connections were not shown on the street design.

No additional buffers were required because there are no residential properties located adjacent to the subdivision.

The board discussed requiring a note on the plat limiting uses on the lots to those allowed in the C3 District. Because zoning names can change over time, it was decided that the note would not be necessary.

The chair suggested that all of the sheets submitted for review should be made part of the plan that is recorded. It was noted that the subdivision application includes several pieces of information that the board needs to conduct their review, but the recorded plan typically includes only the subdivision plat. The board discussed also requiring the road design sheet to be recorded or transferring the design information onto the plat. No decision was made.

Upon completion of the standards review, the board tabled further review until the next meeting.

**B. Application for approval of a commercial expansion in the ID, IDO, R2, RT15CR and RPO Districts. The applicant proposes to expand and upgrade utility transmission lines and structures in an existing power line corridor.**

**Applicant: TRC Engineers, LLC, agent for Central Maine Power**

John Titus from TRC was present to represent the applicant. The CEO conducted an introductory presentation to familiarize the board with the areas to be developed. The project is considered an expansion of an existing commercial use and the CEO classified it as subject to Level 2 review due to the risks of adverse impact.

Mr. Titus was filling in for Douglas Ide, who will be present for future meetings on the application. Mr. Titus gave a brief presentation and answered questions from the board. The work to be conducted in Bucksport is part of a larger state-wide project known as the Maine Power Reliability Program. Also present for the applicant were Mark Goodwin from Burns & McDonald, Ken Fortier from Power Engineers and Dave Foss from CMP.

The CEO noted that the application addressed all requirements, except a survey has not been submitted. The applicant requested a waiver of this requirement.

Mr. Titus provided a detailed description of the actual work to be performed at the mill site and in the transmission line corridor in north Bucksport. New structures and power transmission lines will be installed at the north Bucksport site. Extensive clearing of vegetation will take place and temporary access roads will be constructed. New structures to separate existing power lines will be installed at the mill site.

The board inquired about potential health impacts from the additional power lines. Mr. Titus stated that there have been studies done and there is no evidence of health impacts from electromagnetic energy generated by transmission lines.

The board discussed tabling further review of the application until the next regular meeting.

MOTION(Grant): To table the application until the next regular meeting.  
SECOND(Curtis)

DISCUSSION: None  
VOTE: 7-0 motion adopted

**8. Other Business:**

**A. Review and approval of Findings of Fact and Conclusions**

The board reviewed the draft findings for the Crosson commercial expansion and the Days new commercial use, which were approved by the board at their July 6<sup>th</sup> meeting.

MOTION(Bamford): To approve the draft findings without changes.  
SECOND(Curtis)  
DISCUSSION: None  
VOTE: 5-0-2 motion adopted (Members Grant and Hanson abstained because they were not present at the July meeting)

Member Bamford asked if the board could take any action to address the traffic safety concerns at the entrance to Hannaford's on Route 1. Vehicles turning left out of the parking lot are at great risk of being hit by oncoming traffic. After discussion, the concession of the board was to take no action. Traffic safety at this location is under the jurisdiction of the police department.

**9. Discussion:**

The chair noted that the minutes from the July 22<sup>nd</sup> committee meeting have not yet been provided to the full board. The CEO will provide copies at the next meeting.

Member Bamford reported to the board on the quarry committee. Two citizens have been added to the committee. A third expressed interest recently, but after discussion the board recommended that the committee should not increase the number of members to 6 due to the problems of dealing with tie votes. The committee is discussing where in town quarries should be allowed. A new R2 District section is being considered to recognize the area on Church Road and Bucksmills Road where there are existing mineral extraction operations.

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

Minutes prepared by  
 Jeffrey Hammond  
 Recording Secretary