

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, July 5, 2011**  
**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 June 7, 2011, special meeting.
- 4. Chair's Report**
- 5. Code Enforcement Officer's Report**
- 6. Limited Public Forum-**An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
- 7. Unfinished Business:** None
- 8. New Business:**
  - A. Application to amend an approved subdivision plan. The applicant proposes to divide an existing subdivision lot in the Kenney Subdivision.  
Applicant: Alfred Sandelli Jr.
  - B. Application for approval of a new principle structure at 36 State Route 46, tax map 27, lot 7. The applicant proposes to construct a 4,000 sq. ft. building to house two separate trade businesses.  
Applicant: Leadbetter Realty Trust
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board  
6:30 P.M., Tuesday, July 5, 2011  
Bucksport Town Office  
50 Main Street**

**MINUTES**

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

**2. Roll Call**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> John Daniels   | <input 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 type="checkbox"/> David Grant               |  |  |

Staff present : Jeffrey Hammond, CEO, and David Milan, Economic Development Director

**3. Review and Acceptance of Minutes:** The draft minutes from the June 7, 2011 meeting were reviewed.

MOTION(Bamford): To approve the June 7, 2011 meeting minutes.

SECOND(Hallowell)

DISCUSSION: None

VOTE: 5-0 motion adopted.

**4. Chair’s Report:** None

**5. Code Enforcement Officer’s Report:** The CEO provided board members with a revised application form to replace the 3 separate application forms now in use, which have been confusing for applicants.  
The board was advised of an ordinance committee meeting scheduled for July 6<sup>th</sup>. The proposed mineral extraction ordinance will be reviewed.

**6. Limited Public Forum-**An opportunity was provided for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

No comments were submitted.

**7. Unfinished Business:** None

**8. New Business:**

**A. Application to amend an approved subdivision plan. The applicant proposes to divide an existing subdivision lot in the Kenney Subdivision.  
Applicant: Alfred Sandelli Jr.**

Mr. Sandelli was present. The application and site sketch submitted was intended to serve as a basis for a preliminary discussion about the proposed lot division. Mr. Sandelli was primarily concerned if the board would require him to construct a road to town standards to provide frontage for the two proposed lots. The board discussed his inquiry and determined by consensus that the road would be required to be constructed to town standards. No further action was taken.

**B. Application for approval of a new principle structure at 36 State Route 46, tax map 27, lot 7. The applicant proposes to construct a 4,000 sq. ft. building to house two separate trade businesses.  
Applicant: Leadbetter Realty Trust**

Jeff Leadbetter was present to represent the applicant. The CEO conducted an introductory presentation. It was noted that the project would require a dimensional variance from the board of appeals due to insufficient street frontage for the proposed commercial building.

Mr. Leadbetter responded to general questions from the board.

The chair invited public comments. No comments were submitted.

Upon conclusion of preliminary discussions, the board commenced their standards review.

**Environment Standards:** The board determined that the following environment standards were applicable: Suitability of soils for the building, stormwater run-off, and erosion control measures. There were no concerns regarding compliance with these standards. There was no evidence that existing soils would be unsuitable to support the building. Surface water flow will be directed to existing swale and ditches. Best management practices for erosion and sedimentation control must be used.

**Special Areas Standards:** The board determined that no special areas standards were applicable.

**Local Areas Standards:** The board determined that the following local areas standards were applicable: Development patterns, separation and shielding, and lighting. There were no concerns regarding compliance with these standards. The building is proportional to other commercial buildings in the area, and will comply with setbacks. Existing vegetation and an earth berm at the rear of the lot provide an adequate buffer and shield for abutting commercial properties. Yard lights will be provided with motion sensors.

**Public Safety Standards:** The board determined that the following public safety standards were applicable: The safety and sufficiency of energy supply services, the proper management of solid waste, and the safety and sufficiency of streets and sidewalks. There were no concerns regarding compliance with these standards. The proposed use of the building will not place any high energy demands, and a proposed propane tank will be properly protected from damage by vehicles. Solid wastes will be collected in a suitable container and disposed of properly and there will be no storage of recyclable containers outside. There will be one or two tractor trailers visiting the site each week, and there is adequate site distance for the entrance to the property.

**Specific Uses Standards:** The board determined that the parking specific use standard was applicable. Twenty-two spaces were required. After considerable discussion, the board agreed to reduce the number of required parking spaces to 10. Four spaces are to be located in front of the building, and four are to be located at the right property line near the front of the building. The 3 spaces at the rear of the building are to be removed. Two spaces, which may be on an unpaved surface near the rear of the lot, are required. A formal determination on the required parking was proposed:

MOTION(Bamford): To reduce the minimum number of parking spaces from 22 to 10, arranged on the lot as discussed.

SECOND(Hallowell)  
DISCUSSION: None  
VOTE: 5-0 motion adopted.

Dimensions Standards: The board determined that property line setbacks standards were applicable. The building will be located more than 10 feet from property lines. 10 feet is the minimum required. The board noted that the street frontage requirement of 200 feet will not be met, unless a variance is granted by the board of appeals.

The board commenced their findings upon conclusion of the standards review.

MOTION(Bamford): To find that the proposed use has met all applicable environment standards in the ordinance.  
SECOND(Hallowell)  
DISCUSSION: None  
VOTE: 5-0 motion adopted

There were no applicable special areas standards and, therefore, a finding was not required.

MOTION(Daniels): To find that the proposed use has met all applicable local areas standards in the ordinance.  
SECOND(Bamford)  
DISCUSSION: None  
VOTE: 5-0 motion adopted

MOTION(Bamford): To find that the proposed use has met all applicable public safety standards in the ordinance.  
SECOND(Hallowell)  
DISCUSSION: None  
VOTE: 5-0 motion adopted

MOTION(Bamford): To find that the proposed use has met all applicable specific use standards in the ordinance.  
SECOND(Hallowell)  
DISCUSSION: None  
VOTE: 5-0 motion adopted

MOTION(Bamford): To find that the proposed use has met all applicable dimension standards in the ordinance, subject to obtaining a street frontage variance from the board of appeals.  
SECOND(Hallowell)  
DISCUSSION: None  
VOTE: 5-0 motion adopted

Upon conclusion of their findings, the chair advised the applicant that the application had been approved. The CEO will issue a land use permit after a variance has been granted by the board of appeals.

9. **Administrative Business:** The CEO reminded the board about the MMA workshop in September. Anyone interested in attending should make their interest known to the CEO as soon as possible.

**10. Discussion:** None

**11. Adjournment:** 8:44PM

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary