

Bucksport Planning Board
6:30 P.M., Thursday, August 18, 2011
Bucksport Town Office
50 Main Street

SPECIAL MEETING 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 August 2, 2011, 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 for approval of a change of use at 90 Heritage Park Road, tax map 3 lot 53. The applicant proposes to occupy an existing commercial building with a research facility for developing and testing alternative fuels.
Applicant: SeaChange Group LLC
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Thursday, August 18, 2011
Bucksport Town Office
50 Main Street**

SPECIAL MEETING MINUTES

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

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, & David Milan, Economic Development Director.

3. Review and Acceptance of Minutes: The draft minutes from the August 2, 2011 meeting were reviewed.

MOTION(Bamford): To approve the August 2, 2011 meeting minutes.

SECOND(Belcher)

DISCUSSION: The chair noted that the word ‘to’ should be deleted in item 8.A. The error will be corrected.

VOTE: 7-0 motion adopted.

4. Chair’s Report: None

5. Code Enforcement Officer’s Report: None

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 for approval of a change of use at 90 Heritage Park Road, tax map 3 lot 53. The applicant proposes to occupy an existing commercial building with a research facility for developing and testing alternative fuels.

Applicant: SeaChange Group LLC

Scott Eaton was present to represent the applicant. The CEO conducted an introductory presentation.

Mr. Eaton responded to general questions from the board. Topics included other permits required, fuel types and fuel containment onsite. The applicant proposed to occupy the building with a research facility to develop and test low-emission fuels. No manufacturing will take place on the property, except in amounts needed for testing purposes.

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 ambient air environment standard was applicable. Engine exhaust venting requirements were noted.

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, noise, nuisance odors, and smoke & dust. There were no concerns regarding compliance with these standards. The building is proportional to other commercial buildings in the area, and no additions or alterations are proposed. Existing vegetation provides an adequate buffer and shield for abutting commercial properties. Engine noise will be insulated, and engine testing will be contained inside the building. Engine exhaust odors will be appropriately vented to the atmosphere. No significant generation of smoke or dust is expected to occur.

Public Safety Standards: The board determined that the following public safety standards were applicable: Public safety services, the proper management of solid waste, and the safety and sufficiency of streets & sidewalks. There were no concerns regarding compliance with these standards. The proposed fuel storage containers will be properly protected from damage by vehicles and provided with secondary containment protection. Solid wastes will be collected in a suitable container and disposed of properly. Vehicle traffic increase will be minimal, 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. One space is required for each employee. 6-10 employees are expected. The site contains at least 10 parking spaces.

Dimensions Standards: The board determined that there are no applicable dimensional standards.

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(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted

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

MOTION(Curtis): To find that the proposed use has met all applicable local areas standards in the ordinance.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION(Hallowell): To find that the proposed use has met all applicable public safety standards in the ordinance.

SECOND(Daniels)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION(Grant): To find that the proposed use has met all applicable specific use standards in the ordinance.

SECOND(Hallowell)

DISCUSSION: None

VOTE: 7-0 motion adopted

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

Upon conclusion of their findings, the chair advised the applicant that the application had been approved.

9. **Administrative Business:** Secretary Curtis noted that additional information is needed from the finance director in order to produce a report for the town report. The CEO will contact the finance director to obtain the information.
10. **Discussion:** Member Bamford reported on the ordinance committee's public hearing held on August 17th concerning the proposed mineral extraction ordinance. No other planning board members attended. The committee heard concerns that the setbacks were too restrictive and would have the effect of preventing any quarries. In particular, the 250' setback for access roads was believed to be unreasonable. The CEO noted that the presentation given by Woodard & Curran on behalf of John Wardwell was informative, but somewhat misleading at times. There was also some testimony from rural district property owners that supported the efforts to develop reasonable regulations for mineral extractions. All planning board members were encouraged to attend the next meeting of the ordinance committee on August 24th.
11. **Adjournment:** 7:40pm

Minutes prepared by
Jeffrey Hammond
Recording Secretary