

Bucksport Planning Board
6:30 P.M., Tuesday, October 4, 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 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 September 6, 2011, meeting.
- 4. Chair's Report**
- 5. Code Enforcement Officer's Report:** Letter from Stephen Norton regarding quarries.
- 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. Question regarding a proposed change to an approved subdivision condition of approval.
Developer: Mark Stevens, Kings Mountain Subdivision
- 9. Administrative Business:**
- 10. Discussion**
- 11. Adjournment**

Bucksport Planning Board
6:30 P.M., Tuesday, October 4, 2011
Bucksport Town Office
50 Main Street

MINUTES
(Amended)

1. **Call to Order:** 6:45 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

3. **Review and Acceptance of Minutes:** The draft minutes from the September 6, 2011 meeting were reviewed.

MOTION(Grant): To approve the September 6, 2011 meeting minutes.

SECOND(Hallowell)

DISCUSSION: None

VOTE: 6-0-1 Motion adopted (Member Bamford abstained because she did not attend the Septemer 6th meeting.)

4. **Chair's Report:** The chair asked Member Belcher to report on his attendance at the MMA workshop on October 11th. Member Belcher noted that there were no substantial changes to the laws. The right to know law was thoroughly discussed. Handouts from the workshop were provided to the CEO.

5. **Code Enforcement Officer's Report: Letter from Stephen Norton regarding quarries.** The CEO advised the board that the ordinance committee reviewed the letter and Mr. Norton's recommendations regarding the impact concern for quarries. The committee decided to advise the town council to address the concerns when the Comprehensive Plan is reviewed for updates.

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.**

There were no public comments.

7. **Unfinished Business:** None

8. **New Business:**

- A. **Question regarding a proposed change to an approved subdivision condition of approval.**

Developer: Mark Stevens, Kings Mountain Subdivision

Mark Stevens was present to discuss with the board his interest in allowing home-based businesses in his Kings Mountain Subdivision on Bucksmills Road. The approved subdivision plan contains a note that limits use of the lots to single-family dwellings.

Home-based businesses are commercial uses, so the subdivision plan would need an amendment to allow those types of uses.

The board discussed the matter and came to a consensus that allowing home-based businesses would not likely be a concern. It was suggested that certain types of home-based businesses that would require customers to come to the home, and other types that involve manufacturing, might not be suitable in the subdivision. Mr. Stevens was advised that an amended plan would need to be prepared and submitted to the board for approval.

- 9. Administrative Business:** The CEO advised the board that the ordinance committee had amended the proposed mineral extraction ordinance to bring the noise standard into compliance with DEP standards. The committee did not believe noise limits should be more restrictive than DEP limits. The board conducted a lengthy discussion about noise standards, but did not choose to express any opposition to the change.

The CEO also advised that the ordinance committee removed a restriction for existing gravel pits. It required board review if a detrimental effect was identified. The removal of this provision did not affect the CEO's authority to take an enforcement action if a violation occurred.

Secretary Curtis provided the board with a copy of the report for the town's upcoming town report. It was noted that the town's website link and CEO email address needed to be updated. The board's sub-committee activity developing the mineral extraction ordinance should be noted, and the members identified. There was a typo on the second page. Main Street was spelled Maine Street. No other changes were noted.

- 10. Discussion:** None

- 11. Adjournment:** 8:10PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary