

Bucksport Planning Board
6:30 P.M., Tuesday, May 1, 2012
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 April 3, 2012 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:**

Review of the draft Findings for the Wardwell Construction & Trucking Corp. application review.
- 8. New Business:**
 - A. Application for approval to occupy an existing storefront with a place of assembly. The Applicant proposes to occupy 86 Main Street, Suite 1, with a church.
Applicant: Laurie Hall
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Tuesday, May 1, 2012
Bucksport Town Office
50 Main Street**

MINUTES

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

2. Roll Call

- | | | |
|----------------------------------------------------|------------------------------------------------------|----------------------------------------------------|
| <input 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 April 3, 2012 meeting were reviewed.

MOTION(Curtis): To approve the April 3, 2012 meeting minutes.

SECOND(Grant)

DISCUSSION: The Chair noted a number format error. The CEO will correct the error.

VOTE: 6-0 Motion adopted

4. Chair’s Report: None.

5. Code Enforcement Officer’s Report: The CEO reported that a new applicant has requested a special meeting to be scheduled in May. The board decided to hold a special meeting on May 15th at 7:00PM to review the application.

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.

No public comments were received.

7. Unfinished Business:

Review of the draft Findings for the Wardwell Construction & Trucking Corp. application review.

The Chair expressed concern that the findings did not clearly reflect the Board’s consideration of how drinking water supplies will be protected from adverse impacts. After discussion, it was decided that the pre-blast survey will provide adequate documentation.

Member Bamford questioned the account of the board’s site visit in regard to when the meeting was adjourned. The CEO advised that the wording reflected the description of the site visit in the approved minutes for that meeting. After discussion, no changes were required.

Member Bamford questioned if the findings clearly stated the board’s expectations of the use of water to control dust. After discussion, no changes were required.

Member Bamford stated that it was not clear when the berm would be constructed. The CEO stated that the Board did not add a condition to their approval that the berm be constructed by a specific date. It was assumed that it would be constructed prior to blasting and mining of stone. The berm is also required by DEP. After discussion, no changes were required.

Member Bamford noted that there was an inappropriate return on page 11, #4. It will be fixed in the final document.

No further comments were made, and the Chair signed the document.

8. New Business:

A. Application for approval to occupy an existing storefront with a place of assembly. The Applicant proposes to occupy 86 Main Street, Suite 1, with a church.

Applicant: Laurie Hall

Laurie Hall was present. The CEO conducted an introductory presentation. The applicant was requesting approval of a church at 86 Main Street. No changes to the site were proposed. Interior changes would be cosmetic only. One abutter called to inquire if the church location might impact his future plans to obtain an on-premise liquor license. It was not believed to be an issue. No department directors expressed concerns, except that the police chief did comment on the possibility of noise complaints due to nearby apartments.

The applicant did not conduct a presentation. The board asked general questions about the occupancy. Hours of use were discussed.

The Chair inquired if any board member had a conflict of interest or bias regarding the application. No member responded in the affirmative.

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 no environment standards were applicable:

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

Local Areas Standards: The board determined that one local areas standard was applicable: noise. The applicant stated that services will be on Sundays from 10:30AM to 12:30PM. Occasional evening services will be held, but no later than 10:00PM. The current membership is 20, and is not expected to increase appreciably.

Services will include recorded and live music that will be amplified. The applicant will be sensitive to the sound levels of music to ensure that tenants in the building will not be disturbed. It is the church's intent to be a good neighbor.

Public Safety Standards: The board determined that no public safety standards were applicable.

Specific Uses Standards: The board determined that the following specific use standard is applicable: Parking in Section 13.15.8.7. Public parking is adequate to meet the parking needs of the church.

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

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

No environment standards were found to be applicable, so a finding on these standards was not required.

No special area standards were found to be applicable, so a finding on these standards was required.

MOTION(Grant): To find that the proposed use will have no impact on applicable local areas standards that is contrary to the purposes of this ordinance.

SECOND(Curtis)

DISCUSSION: None

VOTE: 6-0 motion adopted

No public safety standards were found to be applicable, so a finding on these standards was not required.

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

SECOND(Belcher)

DISCUSSION: None

VOTE: 6-0 motion adopted

No dimensional standards were found to be applicable, so a finding on these standards was not required.

Upon conclusion of their findings, the chair advised the applicant that the application had been approved. The CEO will issue a land use permit.

9. Administrative Business: None

10. Discussion: None

11. Adjournment: 7:50PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary