

Bucksport Planning Board
6:30 P.M., Tuesday, December 4, 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 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 November 6, 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:** None
- 8. New Business:**
 - A. Application for approval of an off-site service business on Heritage Park Road, tax map 2, lot 5. The business will provide cable line installation services.
Applicant: Brandon Lindsay dba Northeast Cable Construction
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Tuesday, December 4, 2012
Bucksport Town Office
50 Main Street**

MINUTES

1. Call to Order: 7:00 P.M. by Marc Curtis, substituting for George Hanson, Chair

2. Roll Call

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> John Daniels | <input checked="" type="checkbox"/> Marc Curtis | <input 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
Dave Milan, Economic Development Director

3. Review and Acceptance of Minutes: The draft of minutes from the November 6, 2012 meeting was provided to the board.

MOTION(Grant): To approve the November 6, 2012 meeting minutes.

SECOND(Belcher)

DISCUSSION: None

VOTE: 6-0 Motion adopted

4. Chair’s Report: None.

5. Code Enforcement Officer’s Report: The CEO reported that the training provided recently in Bangor by MMA for planning boards and boards of appeals was good, but there was nothing new presented. The CEO also reported that he had attended training on the state’s building and energy code recently in Brewer.

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 comments were submitted.

7. Unfinished Business: None

8. New Business:

**A. Application for approval of an off-site service business on Heritage Park Road, tax map 2, lot 5. The business will provide cable line installation services.
Applicant: Brandon Lindsay dba Northeast Cable Construction**

Brandon Lindsay was present. The CEO conducted an introductory presentation. The applicant was requesting approval to develop a vacant lot on Heritage Park Road with a cable installation business, to include a 2,400 sq. ft. storage building and related site improvements. The applicant had complied with all initial application content requirements, except that the proposed site plan was not drawn to scale. The applicant requested a waiver for that requirement.

The CEO noted that no department directors expressed concerns.

The applicant described his business and answered a few general questions. Dave Milan answered questions pertaining to the industrial park covenants. 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 the following environment standards were applicable:

- 1) Soils are suitable for the land use.
DOCUMENTATION: There is no evidence of unstable soils.
- 2) Stormwater runoff from the land use is minimized to the greatest practical extent and adequately managed to reduce the risk of relevant detrimental effects.
DOCUMENTATION: A topographic map showing the site to be relatively flat. Surface water flow will be directed to existing roadway ditches.
- 3) Soil that may be exposed during any soil disturbance activity of the land use is adequately protected from unreasonable erosion and sedimentation.
DOCUMENTATION: Best management practices will be applied during site work.

The board did not believe a site visit was necessary to verify compliance with the environment standards.

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:

- 1) The scale and site features of the land use are consistent with the development patterns in the local area or neighborhood.
DOCUMENTATION: The proposed building and site improvements as described are consistent with other commercial development in the industrial park.
- 2) The land use is appropriately separated and shielded from abutting land uses and public or private ways to adequately mitigate any relevant detrimental effect.
DOCUMENTATION: Abutting properties are mostly commercial, and shielding is not needed. An existing vegetative buffer by a residential property is adequate to minimize impact. No new buffers or screening are proposed.
- 4) Any relevant detrimental effects of artificial lighting from the land use are adequately mitigated.
DOCUMENTATION: Security yard lights will be operated by motion detection.
- 5) Any relevant detrimental effects of noise from the land use are adequately mitigated.
DOCUMENTATION: Engine noise from company trucks were discussed, and are not expected to cause any detrimental effect.

The board did not believe a site visit was necessary to verify compliance with the local areas standards.

Public Safety Standards: The board determined that the following public safety standards were applicable:

- 1) The quantity and quality of public and private drinking water supplies are adequately protected from any relevant detrimental effects of the land use.
DOCUMENTATION: The water supply will be from the town' public water service. No unusual quantities will be consumed.
- 2) The safety and sufficiency of energy supply services are adequately protected from any relevant detrimental effects of the land use.
DOCUMENTATION: CMP will provide power. No high usage will be needed.
- 3) Public safety services are adequately protected from any relevant detrimental effects of the land use.
DOCUMENTATION: The fire chief expressed no concerns.
- 4) Public wastewater facilities are adequately protected from any relevant detrimental effects of the land use.
DOCUMENTATION: The only plumbing in the building will be a bathroom for employee use.
- 5) The proper management of solid wastes is adequately protected from any relevant detrimental effects of the land use.
DOCUMENTATION: A dumpster will be placed on site and will be screened from view as required by park covenants.
- 6) The safety and sufficiency of streets and sidewalks are adequately protected from any relevant detrimental effects of the land use.
DOCUMENTATION: Truck traffic will be minimal.

The board did not believe a site visit was necessary to verify compliance with the public safety standards.

Specific Uses Standards: The board determined that the following specific use standard is applicable: Parking in Section 13.15.8.12. The board reviewed the proposed parking. The land use ordinance requires 21 spaces, but 17 were proposed. The board discussed the parking needs and considered granting a waiver to allow 4 fewer spaces than otherwise required. A motion was made:

MOTION(Grant): To grant a waiver to allow 4 fewer spaces than otherwise required.

SECOND(Hallowell)

DISCUSSION: None

VOTE: 6-0 Motion adopted

The board also determined that the sign standard in Section 13.2.20 was applicable. It was noted that a sign permit was required from the CEO, who must ensure that the town's sign standards are met.

The board did not believe a site visit was necessary to verify compliance with the specific use standards.

Dimensions Standards: The board determined that the following dimensional standards were applicable:

A minimum setback of 10 feet from property lines for the proposed building and parking lot.

A maximum building height of 75 feet.

The board found that both dimensional standards would be met.

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

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

SECOND(Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted

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 has met all applicable local areas standards.

SECOND(Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(Daniels)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(Hallowell)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(Hallowell)

DISCUSSION: None

VOTE: 6-0 motion adopted

The board discussed the content of the submitted site plan and considered waiving the scaled site plan requirement. A motion was made:

MOTION(Bamford): To waive the requirement for a scaled site plan.

SECOND(Grant)

DISCUSSION: None

VOTE: 6-0 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.

9. Administrative Business

- 10. Discussion:** The CEO noted that the board's vacancy had not yet been advertised, but a notice was expected to be placed in the next Enterprise.

11. Adjournment: 7:32PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary