

Bucksport Planning Board
6:30 P.M., Wednesday, January 2, 2013
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 December 4, 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 on-site service business at 90 Heritage Park Road, tax map 3, lot 53. The business will provide automotive upholstery installation services.
Applicant: Automotive Elegance
- 9. Administrative Business:** Elections
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Wednesday, January 2, 2013
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 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 type="checkbox"/> David Grant | | |

Staff present : Jeffrey Hammond, CEO

3. **Review and Acceptance of Minutes:** The draft of minutes from the December 4, 2012 meeting was provided to the board.

MOTION(Bamford): To approve the December 4, 2012 meeting minutes.

SECOND(Curtis)

DISCUSSION: None

VOTE: 5-0-1 Motion adopted (Hanson abstained because he was not at the meeting.)

4. **Chair’s Report:** The Chair wished the board a happy new year.

5. **Code Enforcement Officer’s Report:** The CEO reported that there was no response to a recent advertisement seeking to fill vacancies on the planning board and board of appeals. Additional efforts will be made until the vacancies are filled.

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 on-site service business at 90 Heritage Park Road, tax map 3, lot 53. The business will provide automotive upholstery installation services.

Applicant: Automotive Elegance

Bruce Ashmore, business owner, was present.

The CEO conducted an introductory presentation. The applicant was requesting approval to occupy a space in an existing commercial building at 90 Heritage Park Road. No changes to the site or interior of the building were proposed.

The applicant had complied with all initial application content requirements.

The CEO noted that no department directors expressed concerns.

Mr. Ashmore described his business and answered a few general questions. Very little business is conducted directly with the public. Most of the business comes from dealers needing modifications to vehicles they are selling.

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 no local areas standards were applicable.

Public Safety Standards: The board determined that the following public safety standard was applicable:

- 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.

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 12 spaces, but 8 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(Bamford): To grant a waiver to allow 4 fewer spaces than otherwise required.

SECOND(Hallowell)

DISCUSSION: None

VOTE: 6-0 Motion adopted

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

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 not required.

No local area 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 public safety standards.

SECOND(Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(Belcher)

DISCUSSION: None

VOTE: 6-0 motion adopted

No dimension 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:** The board considered electing officers for the ensuing year. After discussion, a motion was made to elect a Chair:

MOTION(Hanson): To elect Marc Curtis as Chair.

SECOND(Belcher)

DISCUSSION: None

VOTE: 5-0-1 motion adopted (Curtis abstained)

After further discussion, a motion was made to elect a Secretary:

MOTION(Hallowell): To elect Rosemary Bamford as Secretary.

SECOND(Curtis)

DISCUSSION: None

VOTE: 5-0-1 motion adopted (Bamford abstained)

- 10. Discussion:** The CEO informed the board that he had recently approved a change of use in the building formerly occupied by Bittersweet Gift Shop on US Route 1. The review was set at Level 1 because the property was located in a contract zone. The table of land uses in the town's land use ordinance did not address what type of review would be required for any use in this zone, so the CEO made the determination based on the authority provided in chapter 10 of the land use ordinance. The new use is a business office. The board agreed with the CEO's determination.

- 11. Adjournment:** 7:27PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary