

Bucksport Planning Board
6:30 P.M., Tuesday, May 7, 2013
Bucksport Town Office
50 Main Street

AGENDA

- 1. Call to Order**
- 2. Roll Call**

<input type="checkbox"/> Daniel See	<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 2, 2013 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:** None
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Tuesday, May 7, 2013
Bucksport Town Office
50 Main Street**

MINUTES

1. Call to Order: 6:30 P.M. by Marc Curtis, Chair

2. Roll Call

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Daniel See | <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 March 5, 2013, and April 2, 2013 meetings were reviewed by the board.

MOTION(Belcher): To approve the March 5, 2013 meeting minutes as drafted.

SECOND(Hanson)

DISCUSSION: None

VOTE: 4-0-3 Motion adopted. Members See, Grant and Bamford abstained due to their absence at that meeting.

MOTION(See): To approve the April 2, 2013 meeting minutes as drafted.

SECOND(Grant)

DISCUSSION: None

VOTE: 5-0-2 Motion adopted. Members Hallowell and Hanson abstained due to their absence at that meeting.

4. Chair’s Report: No report.

5. Code Enforcement Officer’s Report: No 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.

No public comments were received.

7. Unfinished Business: None

8. New Business: None

9. Administrative Business :

Member Bamford reported on her attendance at a workshop conducted by the Hancock County Planning Commission, which was also attended by Member See. The topic of the workshop was farmland registration laws. Registration is voluntary and is intended to protect farmland from the impact of incompatible development on abutting properties. Three programs were described: the Farmland Program, the Open Space Program, and the Tree Growth Program. Member Bamford noted that minimum setbacks for abutters are required from registered farmland, and expressed concern that the town’s land use ordinance does not address this.

Members discussed if any farmlands in Bucksport were currently registered. Member Grant asked what impact would occur on the golf course maintained with chemicals next to his property, if he registered his farmland. Members discussed the pros and cons of participating in the registration program. It was generally agreed upon that this topic should be discussed during the Comprehensive Plan update. Member See noted that there is a resurgence of small farms under 5 acres, and this could have an unexpected impact on other types of development. Members discussed the enforcement and appeals processes that apply to the registration laws. The CEO questioned if the local board of appeals had jurisdiction to hear appeals.

The Chair asked if the board wanted to take a position on recommending that farmlands be addressed in the next comprehensive plan. It was decided that Member See would volunteer to serve on the committee and see that the topic is brought up.

Member See asked if the planning board had a formal mission statement. There is no such statement. It was noted that the board has rules of procedure.

A discussion of the application review process was conducted for the benefit of Member See, who is new to the board. The CEO noted that there is a checklist that board members use, and it is included with the application when it is provided to members.

The Chair suggested that the board take up the proposed land use changes again. The CEO noted that there are proposed changes to shoreland regulations that are being reviewed by the State Legislature, and it may be advisable to wait until these changes are made before reopening the land use ordinance review. Some additional changes to the ordinance may be needed if shoreland regulations are changed significantly by the State.

The CEO updated the board on proposed changes to the Maine Uniform Building and Energy Code, which is enforced in Bucksport. The Legislature may make significant changes to the code in terms of what towns are required to enforce the code, or may repeal the code altogether. On the other hand, no changes may be adopted and the code will continue as is. The board discussed the merits of having a building code in Bucksport. It was noted that the public had little knowledge about the code and an effort to educate the citizens should be undertaken. Contractors should also be knowledgeable about code requirements.

The CEO reported to the board about the appeal filed regarding the denial of a banner. The applicant believed that a banner advertising a farmers' market should be allowed, though State law does not allow it.

Member Bamford raised a concern about access to Hannafords. Business activity has increased, and traffic safety issues have occurred. Does the board have any opportunity to address parking and access for this business? The CEO thought that it might be possible if an application is submitted for an expansion.

Member Grant asked how he could have his property rezoned out of Resource Protection now that DEP has lessened their restrictions. The CEO suggested that the matter be discussed during the Comprehensive Plan review, but Member Grant is free to make the zone change request at any time.

- 10. Discussion:** The Chair asked the board to consider having a dinner to recognize former board member John Daniels. All agreed that a dinner would be appropriate, to be held at Macleods. Member Hallowell will make the arrangements. The date selected was May 29th, at 6:00PM.

11. Adjournment: 8:28PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary