

Bucksport Planning Board
6:30 P.M., Tuesday, June 3, 2014
Bucksport Town Office
50 Main Street

AGENDA

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

<input type="checkbox"/> Daniel See	<input type="checkbox"/> Steve Feite	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Vacant	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the May 6, 2014 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. Review of Proposed Flood Maps for Bucksport
- 9. Administrative Business**
- 10. Discussion:**
 - A. Land use regulations and the permitting process.
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Tuesday, June 3, 2014
Bucksport Town Office
50 Main Street**

MINUTES

1. **Call to Order:** 6:34 P.M. by Rosemary Bamford, Chair

2. **Roll Call**

- | | | |
|-------------------------------------------------|------------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> Daniel See | <input type="checkbox"/> Steve Feite | <input checked="" type="checkbox"/> George Hanson |
| <input type="checkbox"/> Vacant | <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 May 6, 2014 meetings were reviewed by the board. An error in Item 2 was identified. Gail Hallowell was shown as a board member instead of Steve Feite under item 2 Roll Call.

MOTION(Grant): To approve the May 3, 2014 meeting minutes as amended.

SECOND(See)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

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:**

A. Review of Proposed Flood Maps for Bucksport

The CEO provided the board with a first look at the preliminary flood maps supplied by FEMA. Areas where flood zones are proposed to be added were identified. Several properties could be impacted by these changes. The board was also shown displays of the maps showing how the current flood zones compare to the proposed.

9. **Administrative Business**

10. **Discussion:** Land use regulations and the permitting process.

Board members continued their discussion about the land use ordinance concerns brought to them by the business community at the March meeting. Members commented on the pervasive critical tone in the words of those who spoke to the board during this public meeting. The message the board heard is that Bucksport is generally viewed as being unreceptive to new businesses and that those who do come to town are met with a complicated ordinance and a difficult application review process. There were no specific

examples given to illustrate these concerns, just that “dozens and dozens” of applicants had been subjected to a “painful” application review.

Board members conducted a lengthy discussion about the comments they heard. All agreed that, under the prior land use ordinance, the review process was arduous and difficult due, in part, to vague and conflicting provisions in the ordinance. However, members now believe that, with the new land use ordinance, the process has been better organized and streamlined to improve the review experience. It was noted that further improvements could be made, including allowing Level 1 reviews for small-scale businesses that must currently be reviewed by the board. The board did not believe that the current land use regulations in general were difficult to understand, nor were they a detriment to commercial growth in Bucksport.

Board members opined that it seemed many of the commenters were relating to the difficulties of the past, and that they were not recognizing the positive efforts now being made by both the planning board and code enforcement officer to ensure that Bucksport truly lives up to its recent recognition by the state as a business-friendly community. The board urged everyone interested in further developing the economy in Bucksport to publically support the town’s current land use regulations, as well as the work being done by the town’s permitting authorities.

The board wanted to convey this message to the town council.

11. Adjournment: 8:58PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary