

Bucksport Planning Board
6:30 P.M., Tuesday, June 2, 2015
Bucksport Town Office
50 Main Street

AGENDA

- 1. Roll Call**
 Mary Jane Bush Steve Feite George Hanson
 Brian MacDonald Christopher Johnson Edward Belcher
 David Grant
- 2. Review and Acceptance of Minutes:** Minutes from the May 5, 2015 meeting.
- 3. Chair's Report**
- 4. Code Enforcement Officer's Report**
- 5. 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.
- 6. Unfinished Business:** None
- 7. New Business:**
 - A. Application to amend an approved subdivision. The applicant proposes to divide an existing subdivision lot at 9 Bayview Avenue into two lots.
Applicant: Dino Kisamitakis
- 8. Administrative Business**
- 9. Discussion**
- 10. Adjournment**

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MINUTES

1. **Roll Call:** The code enforcement officer called the roll. The following members were present (if box is checked)

<input checked="" type="checkbox"/> Mary Jane Bush	<input checked="" type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Brian MacDonald	<input checked="" type="checkbox"/> Christopher Johnson	<input checked="" type="checkbox"/> Edward Belcher
<input checked="" type="checkbox"/> David Grant		

2. **Review and Acceptance of Minutes:** The board reviewed the minutes from the May 5, 2015 meeting.

MOTION: (Johnson) To approve the April 7, 2015 minutes as submitted.

SECOND: (Feite)

Discussion: None

VOTE: 5-0-2 motion adopted (Members Bush and Grant abstained because they did not attend the April 7th meeting.)

3. **Chair's Report:** No report

4. **Code Enforcement Officer's Report:** The CEO reported on the following:

1. Time Warner Cable negotiations are proceeding. The Penobscot Downeast Consortium met with their attorney to review proposed changes to the draft agreement.
2. The town council has authorized stabilization work to proceed on Wilson Hall. The CEO will be conducting some of the work.
3. Resolution of a junkyard violation on Silver Lake Road is proceeding. Clean-up work is expected to start in June.
4. The town council is continuing their review on the mill's demolition application. DEP is also continuing their review.
5. Webber Oil Company has submitted two demolition permit applications, both of which will require council review.
6. The board's proposed amendments to Appendix K have not yet been forwarded to the ordinance committee.
7. The board of appeals will be meeting on June 9th to consider two variance appeals.

5. **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 submitted.

6. **Unfinished Business:** None

7. **New Business:**

- a. **Application to amend an approved subdivision. The applicant proposes to divide an existing subdivision lot at 9 Bayview Avenue into two lots.**
Applicant: Dino Kisamitakis

The CEO informed the board that after the board's packet was sent out, additional information was submitted by the applicant that appeared to exempt the proposed lot split from review. A plan shows that the house lot development that includes the applicant's lot was created before subdivision laws were adopted. In that case, the town's subdivision regulations would not apply. The CEO recommended that the board dismiss the application. After discussion, a motion was made:

MOTION: (Grant) To dismiss the application without prejudice.

SECOND: (MacDonald)

Discussion: None

VOTE: 7-0 motion adopted

8. Administrative Business: None

9. Discussion:

The board discussed lot size and frontage requirements in the rural area and how that impacts development.

The board discussed the upcoming vote on the sewer plant upgrades. It was noted that water quality of the river has been greatly improved over the years.

The board discussed changeable sign regulations. An ordinance has been proposed for adding regulations in the sign ordinance.

10. Adjournment: 6:30 PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary