

Bucksport Planning Board
6:30 P.M., Tuesday, July 7, 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 June 2, 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 lot in the Kenney Subdivision into two lots.

Applicant: Alfred Sandelli Jr
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 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 type="checkbox"/> David Grant		

Staff present : Jeffrey Hammond, Code Enforcement Officer

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

MOTION: (Johnson) To approve the June 2, 2015 minutes as submitted.

SECOND: (Feite)

Discussion: None

VOTE: 4-0 motion adopted (Member Hanson arrived after this vote)

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

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

1. Work has commenced on Wilson Hall. A temporary entrance was installed and the porch roof was demolished.
2. Webber Oil Company has demolished the first of two downtown buildings they own. Redevelopment plans are not known at this time.
3. The board's proposed amendments to Appendix K have not yet been forwarded to the ordinance committee. A request was emailed to the town manager for the council to take action.

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.

Gary Sawyer expressed concern about the lack of business in-town. He stated that an economic development director and full-time CEO are not needed. He stated that less codes, less taxes and business incentives are needed to attract new commercial development.

Mindy Stegner expressed concern about the number of land uses that are not allowed in certain parts of town. With the mill closure, now is not the time to prohibit development. Bucksport can be a seminar destination, and an attraction for more industrial development.

Note: Citizens came to this meeting in response to a short notice placed in the local paper that may have lead the public to believe that there would be a special public forum about land use. The chair explained that a public forum is routinely conducted at every meeting. Participants were thanked for their input.

6. **Unfinished Business:** None

7. **New Business:**

- a. **Application to amend an approved subdivision. The applicant proposes to divide an existing lot in the Kenney Subdivision into two lots.**

Applicant: Alfred Sandelli Jr

Mr Sandelli was present. The CEO explained the purpose of the application. The town's subdivision regulations require subdivision amendments to be reviewed by the planning board. A single lot split, such as the one proposed by Mr. Sandelli, is a type of amendment that must be approved.

Mr. Sandelli described the proposed lot split and the easements that would be included for utilities and roadways. Two Kenney Drive lot owners were present and asked questions about the application. Richard Youcis asked if the proposed access to the lots would be maintained by others. The access passes through a right of way over his lot. Mr. Sandelli stated that Mr. Youcis would not be responsible for maintaining the road. A view easement for the Youcis lot would not be affected by the lot split.

Ann Schiner asked about the zoning district classification and clearing requirements. The CEO explained that the subdivision lots were placed in the Limited Resource Protection Shoreland Overlay District, which does allow development and clearing of vegetation subject to compliance with certain standards.

The board discussed the status of the proposed access for the new lots. A question was raised about the need to have this access road built to town standards. The CEO explained that the applicant was not proposing a subdivision street, but rather a driveway to access the lots. The driveway would begin at the end of the public portion of Kenney Drive and Kenney Drive addresses would be given to new homes accessed by this driveway. Both lots would comply with the dimensional requirements of the land use ordinance, with one lot being accessed by a 20' wide right of way, a configuration referred to as a flag lot. The driveway would remain in private ownership.

It was noted that if future subdivision activity is proposed on this road, it is likely that town standards would need to be met at that time. Member Hanson expressed concern about the proposal to access the lots from a driveway rather than a road constructed to town standards. The length of the road could be as long as 600 feet, and if not well built it could present a public safety risk due to potential difficulties for use by emergency vehicles. The CEO explained that the current lot could be developed with a dwelling accessed by an equally long driveway, and there are no requirements that the driveway be built to accommodate emergency vehicles.

The board made several preliminary decisions before conducting their review:

MOTION: (Johnson) To conduct a site visit.

SECOND: (Hanson)

Discussion: None

VOTE: 1-4 motion failed (Member Hanson voted in the affirmative)

MOTION: (Johnson) To find the application to be complete.

SECOND: (MacDonald)

Discussion: None

VOTE: 5-0 motion adopted

MOTION: (Johnson) To require a public hearing..

SECOND: (Belcher)

Discussion: None

VOTE: 0-5 motion failed

The board then commenced their application review. The CEO advised that the board find only one standard to be applicable, which requires lots in subdivisions to comply with zoning requirements. It was determined that the proposed lots met the requirements. Mr. Sandelli also submitted documentation showing that soils are suitable for septic system installation.

A motion was made on a decision to approve:

MOTION: (Feite) To approve the application.

SECOND: (MacDonald)

Discussion: None

VOTE: 4-1 motion adopted (Member Hanson opposed)

8. Administrative Business: None

- 9. Discussion:** The board discussed the issue brought forward by Member Johnson of mounting criticism being levied against the town's land use regulators and the ordinances they administer. There seems to be an interest in reducing or simplifying land use regulations and review procedures that some believe to be burdensome and unreasonable.

The board discussed the current efforts being made to allow the use of consumer fireworks in Bucksport. The use is currently banned.

10. Adjournment: 8:25PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary