

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, August 18, 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 July 7, 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. Pre-application meeting for a proposed subdivision on State Route 46, Tax Map 52 Lot 16.  
David Pooler, Surveyor
  - B. Request to consider a zone change to the Official Zoning Map  
Applicant: Shanon Giroux
  - C. Request to consider a zone change to the Official Zoning Map  
Applicant: David Grant
- 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 type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson
<input 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 July 7, 2015 meeting.

MOTION: (Hanson) To approve the July 7, 2015 minutes as submitted.

SECOND: (Grant)

Discussion: None

VOTE: 3-0-2 motion adopted (Members Bush and Grant abstained because they did not attend the July 7<sup>th</sup> meeting.)

3. **Chair's Report:** No report
4. **Code Enforcement Officer's Report:** The CEO reported on the following:
- a. The Sandelli subdivision amendment approve by the board has been recorded at the Registry of Deeds.
  - b. The proposed amendments to the land use ordinance will be reviewed by the ordinance committee on August 27<sup>th</sup> at 6:00PM
  - c. AIM has requested that their demolition permit application be reviewed by the town council.
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. **Pre-application meeting for a proposed subdivision on State Route 46, Tax Map 52 Lot 16.**

**David Pooler, Surveyor**

The CEO informed the board that Mr. Pooler asked that the pre-application meeting be canceled until further notice. The board acknowledged the request.

- b. **Request to consider a zone change to the Official Zoning Map**  
**Applicant: Shanon Giroux**

Shanon Giroux was present. The CEO explained that Ms Giroux has requested that her property on Silver Lake Road be placed in the R1DCR District. It is currently zoned Village, but Ms Giroux believes that is not an appropriate zoning classification. The property is identified on town tax map 1 as lot 63. The property

has rural characteristics and it is not served by public water or sewer. The historical use of the property has been agriculture. The farm house is currently still located on a lot across the street.

The board discussed the zone change request. Because the area is comprised of fields and outside the service area for water and sewer, it was unclear why this lot and an abutting lot (lot 63-1) were placed in the Village District. A motion was made:

MOTION: (Grant) To recommend that the zoning district for lots 63 and 63-1 be changed from Village to R1DCR..

SECOND: (Hanson)

Discussion: None

VOTE: 5-0 motion adopted

The board then discussed if a portion of nearby lot 18 should also be changed from Village to R1DCR. Most of the lot is already in the R1 District. A motion was made:

MOTION: (Hanson) To recommend that the zoning district for lot 18 be changed from Village to R1DCR..

SECOND: (Bush)

Discussion: None

VOTE: 5-0 motion adopted

The board then discussed if lots 80 and 81 should be changed from Village to R1DCR. These lots are developed with a cemetery and a music club and dwellings. If lots 63 and 63-1 are changed to Village, lots 80 and 81 would be isolated from the remaining Village District. A motion was made:

MOTION: (Johnson) To recommend that the zoning district for lots 80 and 81 be changed from Village to R1DCR..

SECOND: (Bush)

Discussion: None

VOTE: 5-0 motion adopted

The recommended zone changes will be forwarded to the town council for their consideration.

**c. Request to consider a zone change to the Official Zoning Map  
Applicant: David Grant**

David Grant was present and was recused to address the board as a citizen. The CEO explained that a portion of Mr. Grant's property on State Route 46 (tax map 3 lots 24, 28 and 39) has been zoned Resource Protection. At one point this was a mandatory designation by DEP. However, the mandate has now been removed and the town is free to change the zoning district classification. Mr. Grant is requesting that the zone be changed to Limited Residential.

The CEO explained that the designation of an area as a moderate to high value waterfowl and wading bird habitat has not changed, just DEP's mandate that this habitat be placed in RP. However, changing the zone would also require a change to the standards for the RP designation that is in the town's land use ordinance. The standards include the moderate to high value habit areas. DEP no longer requires these areas to be included in the areas zoned RP, so that requirement could be

removed from the ordinance. Member Johnson expressed concern about approving the zone change without also changing the standards for the RP District.

The board discussed the need for taking a look at other RP areas to see if more changes could be made. The CEO was asked to check with DEP to see if the RP designation for other areas is needed to comply with other standards in the ordinance.

After further discussion about changing the zone for Mr. Grant and changing the standards for RP, a motion was made:

MOTION: (Hanson) To recommend that the zoning district affecting Mr. Grant's property be changed from Resource Protection Overlay to Limited Residential Overlay District, and that the moderate to high value waterfowl and wading bird habitat criteria no longer be included in the Resource Protection standards.

SECOND: (Belcher)

Discussion: Member Bush stated that she believed a larger discussion at the town council level should take place before any changes are made to the RP Districts.

VOTE: 3-1 motion failed (Bush opposed)

**8. Administrative Business : None**

- 9. Discussion:** The CEO informed the board of a complaint received from Louis Daigle about business vehicles being parked on Williams Pond Road outside an auto repair shop operated by Jamie Thomas. This has been a recurring problem ever since the board approved the business in 2007. The police also received the complaint and they addressed it. A traffic accident had occurred in this area involving Mr. Daigle and another vehicle. No action was asked of the board.

**10. Adjournment: 9:07PM**

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary