

Bucksport Planning Board
6:30 P.M., Tuesday, December 1, 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**
- 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:** None
- 8. Administrative Business:**
 - A. Election of Chair and Secretary for 2016
 - B. Review of Town Council's referral of proposed amendments to Appendix K.
- 9. Discussion**
- 10. Adjournment**

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50 Main Street

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 checked="" type="checkbox"/> Brian MacDonald	<input checked="" type="checkbox"/> Christopher Johnson	<input checked="" type="checkbox"/> Edward Belcher
<input checked="" type="checkbox"/> David Grant		

Staff present : Jeff Hammond Code Enforcement Officer

2. **Review and Acceptance of Minutes:** Minutes from the November 3rd meeting were reviewed.

MOTION: (Hanson) To accept the minutes as written

SECOND: (Johnson)

DISCUSSION: None

VOTE: 5-0-1 MOTION ADOPTED (Member Bush abstained because she was absent at both meetings.)

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

4. **Code Enforcement Officer's Report:** The CEO reported that Leadbetter Realty has plans to develop the vacant lot across from Irving's with a convenience store, fuel and car wash business. An application is expected in the near future.

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.

Several citizens were allowed to speak about a proposed change to Appendix K that was listed for consideration by the board under agenda item #8. A concern was expressed about the planned changes that would limit residential uses on Main Street.

6. **Unfinished Business:** None

7. **New Business:** None

8. **Administrative Business:**

a. Election of Chair and Secretary for 2016

The chair moved this item to take place after item B.

b. Review of Town Council's referral of proposed amendments to Appendix K.

Citizens who spoke during the limited public forum spoke again, reiterating their concern that residential uses should not be restricted in the commercial district on Main Street. Jane Cirrillo, Robert Hoffmann and Mike Jacques addressed the board. The CEO explained that dimensional restrictions in the shoreland severely limited the possibility

to add additional uses in existing buildings. Any change to lessen these restrictions would need to be justified by the town before DEP would approve of such a change.

The board discussed the issues, and a motion was made:

MOTION: (Johnson) To remove proposed changes #1 and #9 from the proposed ordinance and return the remaining changes to the town council for action.

SECOND: (Grant)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

The board further discussed how changes could be made to lessen dimensional restrictions on Main Street commercial properties in the shoreland district. A motion was made:

MOTION: (Bush) To schedule a public meeting on January 12th for discussion about how shoreland regulations affect commercial development, with invitations given to DEP and the town's state representatives.

SECOND: (Grant)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

c. Election of Chair and Secretary for 2016

MOTION: (Grant) To elect Ed Belcher to serve as chair for 2016.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

MOTION: (Grant) To elect Brian MacDonald to serve as secretary for 2016.

SECOND: (Bush)

DISCUSSION: None

VOTE: 5-0-1 MOTION ADOPTED (Member Macdonald abstained)

9. **Discussion:** None

10. **Adjournment:** 8:29PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary