

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, January 5, 2016**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**

- 1. Roll Call**  
 Mary Jane Bush                       Steve Feite                       George Hanson  
 Brian MacDonald                       Christopher Johnson                       Edward Belcher (Chair)  
 David Grant
- 2. Review and Acceptance of Minutes:** December 1, 2015
- 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 for approval of a proposed amendment to an existing subdivision on Heritage Park Road  
Applicant: Robert Wardwell & Sons, Inc.
  - B. Application for approval of a new commercial agriculture land use on Millvale Road  
Applicant: HOME Inc.
- 8. Administrative Business**
- 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 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 : Jeff Hammond Code Enforcement Officer

2. **Review and Acceptance of Minutes:** Minutes from the December 1st meeting were reviewed.

MOTION: (Hanson) To accept the minutes as written.

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

3. **Chair's Report:** No report
4. **Code Enforcement Officer's Report:** No 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.

No public comments.

6. **Unfinished Business:** None

7. **New Business:**

- a. Application for approval of a proposed amendment to an existing subdivision on Heritage Park Road**  
**Applicant: Robert Wardwell & Sons, Inc.**

Alan Gordon Jr. was present to represent the applicant. The CEO explained the purpose of the proposed amendment, which was to create a new lot for an existing building in the Wardwell Commercial Subdivision. It was suggested that the board review the dimensional standard for compliance. The proposed lot and the remaining parcel both would comply with minimum lot size and street frontage requirements. The proposed lot is served by town water and sewer. After discussion, a motion was made:

MOTION: (Belcher) To approve the proposed amendment to the Wardwell Commercial Subdivision.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

**b. Application for approval of a new commercial agriculture land use on Millvale Road**

**Applicant: HOME Inc.**

Russell (Rusty) Fields was present to represent the applicant. The CEO conducted an introductory presentation to describe the proposed land use and show photos of the location. It was noted that the commercial land use would be located in a residential subdivision, but there were no notes on the subdivision plan prohibiting lots from being occupied with an agricultural use. The CEO noted that no department head expressed concerns about the application. Abutters were notified. The application content review noted a missing survey. The applicant would be asking for a waiver of that requirement.

Mr. Fields described his proposed cattle farm, which would start with about 10 heads and grow from there as demand may increase. He noted where grazing and watering areas would be located. He assured the board that protected areas identified by DEP would not be affected. No shelters were proposed because the cattle breed did not require weather protection. Mr. Fields noted that HOME has preserved the rights to all minerals and natural resources on the land they have leased to others. There would be some timber harvesting to increase pasture area over time.

The board asked general questions about the proposed activity, the cattle breed and any applicable state laws.

The public was invited to comment on the application. The following people testified: Mark Breidt, Ruth Bennett, Anna Burpee, Lawrence Bridgham, Michael Reynolds, Linda Plourde, Dan Burpee, Amber Burpee.

Concerns were expressed about the applicant's right's to conduct the agricultural land use on leased property, risks of contamination of water wells and Silver Lake, (the town's public water supply), unsightly appearances, odors, adverse impacts to property values, and conflicts with residential uses nearby.

A question was raised by the board about the role that the property leases and a land trust may have on the board's review of the application. The CEO suggested that terms of a land trust or lease would be treated the same as deed covenants, and would have no impact on the board's review of the application.

Concerns were expressed about existing nuisance conditions on HOME property, including a burned building, a condemned building, a junkyard and a landfill being used by residents. It was suggested that the town should take action on these issues before any consideration is given to the proposed cattle farm.

The board expressed concerns about the lack of sufficient information in the application to allow an adequate review, particularly in terms of impacts to groundwater and drinking water supplies. The board also continued to express concerns about the role of the property leases and land trust in the use of HOME's property. A motion was made:

MOTION: (Hanson) To table the application until guidance from the town's attorney is received regarding the role that the property leases and land trust have in the application review.

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

8. **Administrative Business:** The CEO provided the board with copies of an email from DEP regarding the steps that the town would need to take in order for DEP to consider approving less restrictive standards for shorefront properties on Main Street. It was suggested that the special meeting scheduled for December 12<sup>th</sup> would not produce any additional useful information from DEP, and would not be a productive use of the board's time. In addition, invitations sent to State Representative Campbell and Senator Rosen received no reply. After discussion, a motion was made:

MOTION: (Hanson) To cancel the January 12<sup>th</sup> special planning board meeting.

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

The CEO stated that notice of the cancellation would be posted to the town's website and the town office bulletin board. It was also expected that some members of the public in attendance would be spreading the word to other interested parties.

9. **Discussion:** None

10. **Adjournment:** 9:16PM

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary