

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, May 1, 2018  
Bucksport Town Office  
50 Main Street**

**AGENDA**

**1. Roll Call**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Steven Bishop   | <input type="checkbox"/> Steve Feite    | <input type="checkbox"/> George Hanson |
| <input type="checkbox"/> Brian MacDonald | <input type="checkbox"/> Edward Belcher | <input type="checkbox"/> Jay Durost    |
| <input type="checkbox"/> David Grant     |   |  |

Planning Board Chair: Brian MacDonald

Planning Board Secretary: Steve Feite

**2. Review and Acceptance of Minutes:** April 3, 2018 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 for approval of a site plan for a lobster processing facility on Heritage Park Road, tax map 3 lot 54-4.

**8. Administrative Business:**

- A. 2017 Comprehensive Plan Goals & Strategies Implementation  
B. Proposed amendments to Appendix C Subdivisions  
C. Proposed amendments to Appendix K Land Use Ordinance

**9. Discussion**

**10. Adjournment**

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, May 1, 2018  
Bucksport Town Office  
50 Main Street**

**MINUTES**

**1. Roll Call**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Steven Bishop | <input checked="" type="checkbox"/> Steve Feite    | <input checked="" type="checkbox"/> George Hanson |
| <input type="checkbox"/> Brian MacDonald          | <input checked="" type="checkbox"/> Edward Belcher | <input checked="" type="checkbox"/> Jay Durost    |
| <input type="checkbox"/> David Grant              |  |   |

Planning Board Chair: Brian MacDonald      Planning Board Secretary: Steve Feite

Member Feite chaired the meeting due to the absence of Chair MacDonald

**2. Review and Acceptance of Minutes:** April 3, 2018 Minutes

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

SECOND: (Belcher)

DISCUSSION: None

VOTE: 4-0-1 MOTION ADOPTED

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

**4. Code Enforcement Officer's Report:** The CEO welcomed new members Steven Bishop and Jay Durost.

**5. Limited Public Forum:** No public comments were submitted.

**6. Unfinished Business:** None

**7. New Business:**

**A. Application for approval of a proposed new site development on Heritage Park Road, Tax Map 3 Lot 54-4. The applicant proposes to construct a 15,555 square foot one-story building for a seafood processing business, along with related site improvements.**

**Applicant: Greenhead Lobster, LLC**

Engineer Jim Kiser was present to represent the applicant.

The CEO conducted an introductory presentation to identify the site and explain why the application required planning board approval. The CEO noted that department directors reviewed the application and expressed no concerns. Abutters were notified, but none expressed any concerns.

Mr. Kiser answered general questions from the board about the project and business.

The public was invited to comment. Jim Morrison inquired about waste disposal plans.

The board then commenced the application review.

### ENVIRONMENT STANDARDS

The board reviewed the following environment standards:

- 1) Soils are suitable for the land use.  
DOCUMENTATION: Site plan, discussion
- 2) Stormwater runoff from the land use is minimized to the greatest practical extent and adequately managed to reduce the risk of relevant detrimental effects.  
DOCUMENTATION: Site plan, discussion
- 3) Soil that may be exposed during any soil disturbance activity of the land use is adequately protected from unreasonable erosion and sedimentation.  
DOCUMENTATION: Site plan, discussion

No other environmental standards were found to be applicable.

### SPECIAL AREAS STANDARDS

The board found that there were no applicable special areas standards to review.

### LOCAL AREAS STANDARDS

The board reviewed the following local areas standards:

- 1) The scale and site features of the land use are consistent with the development patterns in the local area or neighborhood.  
DOCUMENTATION: Site plan, discussion
- 4) Any relevant detrimental effects of artificial lighting from the land use are adequately mitigated.  
DOCUMENTATION: Site plan, discussion
- 6) Any relevant detrimental effects of nuisance odors from the land use are adequately mitigated.  
DOCUMENTATION: Site plan, discussion

No other local areas standards were found to be applicable.

### PUBLIC SAFETY STANDARDS

The board reviewed the following public safety standards:

- 1) The quantity and quality of public and private drinking water supplies are adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: 80 psi water supply is deemed adequate for the proposed use.
- 3) Public safety services are adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: A monitored alarm system and security cameras will protect the property.
- 4) Public wastewater facilities are adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: Sewer permit issued
- 5) The proper management of solid wastes is adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: Disposal plan, discussion

SPECIFIC USES STANDARDS

DOCUMENTATION: The board noted that parking requirements identified in section 13.15.8.12 will be met. 39 spaces are shown on the plan.

DIMENSIONS STANDARDS

DOCUMENTATION: The board noted that the required minimum setback in the C3 District is 10 feet, and the site plan shows it will be met. The setback for the parking lot is 10 feet, and the plan shows this will be met also.

Upon completion of their standards review, the board conducted the findings.

MOTION: (Feite) To find that the proposed land use will have no impact on the environment that is contrary to the purposes of this ordinance.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

The board found during their application review that there were no applicable special areas standards, so a vote was not required for a final finding on these standards.

MOTION: (Hanson) To find that the proposed land use will have no impact on local areas that is contrary to the purposes of this ordinance.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

MOTION: (Belcher) To find that the proposed land use will have no impact on public safety that is contrary to the purposes of this ordinance.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

MOTION: (Hanson) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable specific uses standards have been met.

SECOND: (Feite)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

MOTION: (Feite) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable dimensions standards have been met.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

Upon conclusion of the findings, the applicant was informed that their application had been approved and a land use permit would be issued.

**8. Administrative Business:**

**A. 2017 Comprehensive Plan Goals & Strategies Implementation**

It was suggested that further discussion on the Comprehensive Plan be tabled until the full board was present.

MOTION: (Bishop) To table further review of the Comprehensive Plan.

SECOND: (Feite)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

**B. Proposed amendments to Appendix C Subdivisions**

The CEO informed the board of proposed changes to the subdivision ordinance that are planned for review by the ordinance committee. The board discussed the changes and recommended that they be approved.

**C. Proposed amendments to Appendix K Land Use Ordinance**

The CEO described the proposed changes to Appendix K. The board accepted all of the changes, except they asked that tiny homes be allowed in all districts where one-family homes are allowed. They also asked that a restriction be added to prohibit year-round occupancy of tiny homes on wheels. The definition for “recreational vehicle” will be amended to include tiny homes on wheels to address this.

The board scheduled a public hearing for the proposed amendments to be held on June 5<sup>th</sup>.

**9. Discussion:** None

**10. Adjournment:** 8:24PM

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary