

**Bucksport Planning Board
6:30 P.M., Wednesday, August 19, 2009
Bucksport Town Office
50 Main Street**

**SPECIAL MEETING
AGENDA**

1. **Call to Order**
2. **Roll Call**

<input type="checkbox"/> John Daniels	<input type="checkbox"/> Marc Curtis	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Gail Hallowell	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
3. **Review and Acceptance of Minutes:** Minutes from the August 4, 2009, meeting.
4. **Chairman's Report**
5. **Code Enforcement Officer's Report**
6. **Unfinished Business:** None
7. **New Business:** None
8. **Other Business:**
 - A. Review of the proposed changes to the land use and shoreland ordinances.
9. **Discussion**
10. **Adjournment**

Bucksport Planning Board
6:30 P.M., Wednesday, August 19, 2009
Bucksport Town Office
50 Main Street

SPECIAL MEETING
MINUTES

1. **Call to Order:** 6:35 PM by Chairman George Hanson

2. **Roll Call**

<input type="checkbox"/> John Daniels	<input checked="" type="checkbox"/> Marc Curtis	<input checked="" type="checkbox"/> George Hanson
<input type="checkbox"/> Gail Hallowell	<input checked="" type="checkbox"/> Rosemary Bamford	<input checked="" type="checkbox"/> Edward Belcher
<input checked="" type="checkbox"/> David Grant		

Staff present : Jeffrey Hammond, CEO

3. **Review and Acceptance of Minutes:** Minutes from the August 4, 2009 meeting were reviewed.

MOTION(Bamford): To approve the August 4, 2009 Minutes.

SECOND(Curtis)

DISCUSSION: None

VOTE: 5-0 motion adopted.

4. **Chairman's Report:** No report.

5. **Code Enforcement Officer's Report:** The CEO provided the Board with an update on the Thibodeau application appeal. The Board of Appeals met on August 11th to continue their review of the appeal. The next meeting will be on September 8th.

The CEO advised the board that their input on two telecommunication towers had been requested in accordance with a requirement of the National Historic Preservation Act. The board discussed the request and decided to wait until the applications were submitted before commenting.

6. **Unfinished Business:** Member Curtis asked again about any plans for recognizing Al Gordon's service to the town as a planning board member. The CEO explained that the town council will be honoring Al.

Member Bamford asked the board how the concerns raised by the public regarding shoreland zone changes would be addressed by the board. The CEO and board members conducted a lengthy discussion about the issues surrounding placing property in Resource Protection and how such a rezoning could be challenged. The current steps for requesting zoning changes were outlined by the CEO. The board suggested that the ordinance committee develop a protocol to inform property owners about how zone change requests are reviewed, and to provide that information to affected property owners. A letter documenting that request was drafted and the CEO was asked to prepare it for formal submission to the ordinance committee. A motion was made regarding submission of the letter:

MOTION(Bamford): To submit the letter as drafted to the ordinance committee.
SECOND(Curtis)
DISCUSSION: None
VOTE: 5-0 motion adopted.

The chairman recognized Diego Castro, who asked the board how the proposed ordinance addressed regulations for quarries. The CEO explained where quarries (mineral extractions) would be allowed, and the specific use standards for that use were outlined. At a later date, the town intends to adopt a separate ordinance for mineral extractions, which will contain more detailed standards. The discussion turned to the need for a moratorium until the separate ordinance is adopted. Concern was expressed about the lack of sufficient standards in the ordinance that would prevent the location of quarries near residential properties. Member Curtis noted that the board should be cautious about taking a position on the matter due to the current appeal of the board's decision to deny the Thibodeau quarry application. There is a possibility the application could be returned to the board for further consideration. After further discussion, a motion was submitted:

MOTION(Bamford): That the planning board request the town council place a moratorium on quarries until an ordinance regulating quarries has been adopted.
SECOND(Grant)
DISCUSSION: None
VOTE: 2-3 motion failed (Members Curtis, Hanson, Belcher opposed).

7. New Business: None

8. Other Business:

A. Review of the proposed changes to the land use and shoreland ordinances.

The CEO continued presentation of how land uses in the current land use ordinance are addressed in the proposed ordinance. Proposed changes to address concerns expressed by the board at the last meeting were also presented. The presentation included a comparison of dimensional standards, but this was not shown to the board due to time limitations.

9. Discussion: The CEO briefed the board on the next meeting's agenda. There will be 3 site plan reviews to conduct, all for telecommunication towers.

Member Curtis advised the board that he will not be attending the next meeting, and the board discussed the process required to allow him to participate in an application review that began, but was not completed during his absence. It was noted that a member who missed a meeting could review the minutes as well as the audio record to qualify as a voting member in an application review. The CEO advised the board that there are plans to draft rules of procedure for the board and such rules would clearly explain how this situation should be addressed.

10. Adjournment: 9:08 PM

Minutes prepared by Jeffrey Hammond, Recording Secretary