

**Bucksport Planning Board**  
**7:00 P.M., Tuesday, September 1, 2009**  
**Bucksport Town Office**  
**50 Main Street**

**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 19, 2009, special meeting.
- 4. Chairman's Report**
- 5. Code Enforcement Officer's Report**
- 6. Unfinished Business:** None
- 7. New Business:**
  - A. Application for site plan review of a 190' lattice-style wireless telecommunications tower to be located on State Route 46, tax map 15, lot 32.  
Applicant: ATC for Global Tower Assets, LLC, & KJK for AT&T Mobility
  - B. Application for site plan review of a 190' lattice-style wireless telecommunications tower to be located on Church Road, tax map 21, lot 6.  
Applicant: ATC for Global Tower Assets, LLC, & KJK for AT&T Mobility
  - C. Application for site plan review of a 250' lattice-style wireless telecommunications tower to be located on State Route 46, tax map 11, lot 3.  
Applicant: Black Diamond Consultants, Inc.
- 8. Other Business**
- 9. Discussion**
- 10. Adjournment**

**Bucksport Planning Board**  
**7:00 P.M., Tuesday, September 1, 2009**  
**Bucksport Town Office**  
**50 Main Street**

**MINUTES**

1. **Call to Order:** 7:00 P.M. by Chairman George Hanson

2. **Roll Call**

<input checked="" type="checkbox"/> John Daniels	<input type="checkbox"/> Marc Curtis	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Gail Hollowell	<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 19, 2009 special meeting were reviewed.

MOTION(Belcher): To approve the August 19, 2009 Minutes.

SECOND(Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted.

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

5. **Code Enforcement Officer's Report:** The CEO provided board members with a letter from MMA's legal services in which Becky Seal provided answers to questions posed at the training session in Ellsworth that she could not answer at that time.

The CEO informed the board that the ordinance committee would be meeting on September 2<sup>nd</sup> to complete their review of the proposed land use ordinance.

Board members were invited to attend.

6. **Unfinished Business:** None

7. **New Business:**

A. **Application for site plan review of a 190' lattice-style wireless telecommunications tower to be located on State Route 46, tax map 15, lot 32.**

**Applicant: ATC for Global Tower Assets, LLC, & KJK for AT&T Mobility**

Maureen Hopkins was present to represent the applicant.

The CEO conducted an introductory presentation, showing the board pictures of the project site and zoning map.

Ms Hopkins provided the board with a detailed description of the proposed telecommunication facility.

The Board considered if the project must be reviewed for compliance with substantial impact criteria.

MOTION(Bamford): The project is not subject to substantial impact criteria.  
SECOND(Hallowell)  
DISCUSSION: None  
VOTE: 6-0 motion adopted

The Board considered if a site visit would be required.

MOTION(Daniels): A site visit is not required at this time.  
SECOND(Bamford)  
DISCUSSION: None  
VOTE: 6-0 motion adopted

The applicant requested a waiver of the standard boundary survey of the original parcel. The leased parcel has been surveyed and that survey is included with the application.

MOTION(Bamford): To waive the requirement of a standard boundary survey of the entire original parcel.  
SECOND(Hallowell)  
DISCUSSION: The board asked questions about the location of the northerly boundary line of the property and its distance from the leased area. Mrs. Havel (property owner) stated to the board that the neighbors had that line surveyed. The chairman asked the public in attendance if there were any other comments about property lines. No comments were offered.  
VOTE: 6-0 motion adopted

The Board considered if the application was complete. The CEO application content review report was reviewed. It was noted that all omissions identified were now addressed by the applicant. A minor error in a setback identification listed on the site plan was not corrected, but was not relevant to the setback of the tower.

MOTION(Daniels): To find the application complete.  
SECOND(Bamford)  
DISCUSSION: None  
VOTE: 6-0 motion adopted

The Board considered if a public hearing will be required. The CEO noted that a few abutters called to inquire about the application and an Orland property owner came in to express their objections to telecommunication towers in Bucksport. They also submitted a letter addressed to the town council. The board invited limited comments from the public in attendance.

Raymond Monreal expressed concern about the amount of RF energy produced by these towers.

Ms Hopkins noted that FCC law prohibits towns from considering RF emissions when reviewing a proposed telecommunication tower.

MOTION(Hallowell): To require a public hearing at the next regular meeting.  
SECOND(Grant)

DISCUSSION: The board conducted a discussion about the merits of conducting a public hearing. It was noted that the motion did not address the possibility of conducting the hearing during a special meeting. Member Hallowell amended her motion to include any meeting held by the board.

VOTE: 6-0 motion adopted

Ms Hopkins requested a special meeting for the public hearing. The board scheduled a meeting for September 17<sup>th</sup> at 7:00 P.M.

The board conducted review of the Section 4 Performance Standards.

STANDARDS ADDRESSING VEHICLE PARKING & MANEUVERING & TRAFFIC IMPACTS

1. Vehicular Access to the Site

The board noted that the entrance was provided with adequate site distance.

17. Off-Street Loading/Unloading Requirements

The board noted that the tower will be delivered to the site in pieces and erected with a crane.

18. Off-Street Parking

The board noted no concerns or additional requirements.

20. On-Site Circulation

The board noted no concerns or additional requirements.

STANDARDS ADDRESSING VISUAL IMPACTS & ADVERSE IMPACTS TO ABUTTING PROPERTIES

2. Buffering and Screening

Ms Hopkins described the tower design. The board noted the existing vegetated buffer was sufficient.

4. Dust, Fumes, Vapors, Gases, Odors, Glare and Lighting

The board noted no concerns.

21. Outdoor Storage and Display of Goods

The board noted no concerns.

23. Signs

The board noted no concerns.

24. Scenic Preservation and Enhancement of the Landscape

The board noted that this standard is not applicable.

STANDARDS ADDRESSING IMPACTS TO THE ENVIRONMENT

5. Erosion and Sedimentation Control

An erosion control plan is included in the application. The board noted no concerns.

6. Groundwater Protection  
The board noted no concerns.

19. Oil and Chemical Storage  
Diesel fuel will be stored in a 200 gallon tank to operate an emergency back-up power generator. The tank will be double-walled. The board noted no concerns.

22. Pollution Levels  
The board noted no concerns.

25. Uses Prohibited Adjacent to Significant Sand and Gravel Aquifers  
The board noted no concerns.

26. Sewage Disposal/ Waste Disposal/ Water  
The board noted that this standard is not applicable.

STANDARDS ADDRESSING IMPACTS TO MUNICIPAL SERVICES

15. Municipal Services  
The board noted no impacts on municipal service.

STANDARDS ADDRESSING GENERAL LOT USAGE

14. Multiple Uses on a Single Lot  
The board noted that this standard is not applicable.

16. Net Acreage Calculation  
The board noted no concerns.

SPECIFIC USE STANDARDS

3. Conversions  
The board noted that this standard is not applicable.

7. Home Occupations  
The board noted that this standard is not applicable.

8. Junkyards and Automobile Graveyards  
The board noted that this standard is not applicable.

9. Kennels and Veterinary Hospitals  
The board noted that this standard is not applicable.

11. Sand/Gravel Pits and Quarries  
The board noted that this standard is not applicable.

12. Mobile Home Parks and Mobile Home Subdivisions  
The board noted that this standard is not applicable.

13. Mobile Homes and Recreational Vehicles  
The board noted that this standard is not applicable.

27. Commercial Entertainment  
The board noted that this standard is not applicable.

28. Septage Dewatering Facility  
The board noted that this standard is not applicable.

The board considered tabling further review of the application until the next meeting.

MOTION(Hallowell): To table further review of the application until after the public hearing.

SECOND(Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted

- B. Application for site plan review of a 190' lattice-style wireless telecommunications tower to be located on Church Road, tax map 21, lot 6.  
Applicant: ATC for Global Tower Assets, LLC, & KJK for AT&T Mobility**

Maureen Hopkins was present to represent the applicant.

The CEO conducted an introductory presentation, showing the board pictures of the project site and zoning map.

Ms Hopkins provided the board with a detailed description of the proposed telecommunication facility.

The CEO application content review report was reviewed. It was noted that all omissions identified were now addressed by the applicant, except for the standard boundary survey. The applicant will be requesting a waiver.

The Board considered if the project must be reviewed for compliance with substantial impact criteria.

MOTION(Daniels): The project is not subject to substantial impact criteria.

SECOND(Belcher)

DISCUSSION: None

VOTE: 6-0 motion adopted

The Board considered if a site visit would be required.

MOTION(Hallowell): A site visit is not required at this time.

SECOND(Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted

The Board considered waiver requests.

The applicant requested a waiver of the standard boundary survey of the original parcel. The leased parcel has been surveyed and that survey is included with the application.

MOTION(Bamford): To waive the requirement of a standard boundary survey of the entire original parcel.

SECOND(Belcher)

DISCUSSION: Member Hallowell raised a question about the southerly boundary line. The abutting property owner was present and informed the board that they were not concerned about the location of the line.

VOTE: 6-0 motion adopted

The Board considered if the application was complete.

MOTION(Daniels): To find the application substantially complete.

SECOND(Bamford)

DISCUSSION: The CEO questioned the motion to find substantial completeness.

After discussion, the board noted that no additional information was expected at that time. Member Daniels amended his motion to find the application complete.

Member Bamford seconded the amended motion.

VOTE: 6-0 motion adopted

The Board considered if a public hearing will be required.

MOTION(Daniels): A public hearing is required and will be held on September 17th.

SECOND(Grant)

DISCUSSION: None

VOTE: 6-0 motion adopted

The board considered tabling further review of the application until the next meeting.

MOTION(Grant): To table further review of the application until after the public hearing.

SECOND(Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted

Ms Hopkins asked if the board required any additional information. The board requested information on the stream that was identified during their review and additional information on the composition of the existing vegetated buffer for the site. The board also asked for information on the clearing required to install utility lines.

- C. Application for site plan review of a 250' lattice-style wireless telecommunications tower to be located on State Route 46, tax map 11, lot 3.  
Applicant: Black Diamond Consultants, Inc.**

The CEO conducted an introductory presentation, showing the board pictures of the project site and zoning map.

Richard Trafton, Esq. was present to represent the applicant and provided the board with a detailed description of the proposed telecommunication facility and the applicant's FCC obligations.

The CEO application content review report was reviewed. It was noted that all omissions identified were now addressed by the applicant, except for the standard boundary survey. The applicant will be requesting a waiver.

The Board considered if the project must be reviewed for compliance with substantial impact criteria.

MOTION(Bamford): The project is not subject to substantial impact criteria.

SECOND(Daniels)  
DISCUSSION: None  
VOTE: 6-0 motion adopted

The Board considered if a site visit would be required.

MOTION(Bamford): A site visit is not required at this time.  
SECOND(Daniels)  
DISCUSSION: None  
VOTE: 6-0 motion adopted

[The Board did not consider waiver requests.]

The Board considered if the application was complete.

MOTION(Bamford): To find the application complete.  
SECOND(Daniels)  
DISCUSSION: None.  
VOTE: 6-0 motion adopted

The Board considered if a public hearing will be required.

MOTION(Hallowell): A public hearing is required and will be held on September 17th.  
SECOND(Daniels)  
DISCUSSION: None  
VOTE: 6-0 motion adopted

The board discussed tabling further review of the application until the next meeting.

MOTION(Bamford): To table further review of the application until after the public hearing.  
SECOND(Daniels)  
DISCUSSION: None  
VOTE: 6-0 motion adopted

- 8. **Other Business:** None
- 9. **Discussion:** None
- 10. **Adjournment:** 10:00 P.M.

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary