

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, May 3, 2011**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**  
(Amended 4-25-11)

- 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 April 19, 2011, special meeting.
- 4. Chair's Report**
- 5. Code Enforcement Officer's Report**
- 6. 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.
- 7. Unfinished Business:** None
- 8. New Business:**
  - A. Application for approval of an indoor recreational facility in an existing building at 98 Main Street. The applicant proposes to occupy the street-level story with a fitness studio, which is classified as an assembly land use.  
Applicant: Elaine Morey
- 9. Administrative Business**
  - A. Continued review of a proposed amendment to Appendix K Land Use to add mineral extraction regulations.
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, May 3, 2011**  
**Bucksport Town Office**  
**50 Main Street**

**MINUTES**

1. **Call to Order:** 6:30 P.M. by George Hanson, Chair
2. **Roll Call**

<input checked="" type="checkbox"/> John Daniels	<input checked="" type="checkbox"/> Marc Curtis	<input checked="" type="checkbox"/> George Hanson
<input checked="" 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:** The draft minutes from the April 19, 2011 meetings was reviewed.
4. MOTION(Curtis): To approve the April 19, 2011 meeting minutes.  
SECOND(Bamford)  
DISCUSSION: None  
VOTE: 4-0-2 motion adopted. (Members Hallowell and Hanson abstained because they did not attend the April 19<sup>th</sup> meeting. Member Grant arrived after this vote.)
5. **Chair's Report:** None
6. **Code Enforcement Officer's Report:** None
7. **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 were submitted.
8. **Unfinished Business:** None
9. **New Business:**
  - A. **Application for approval of an indoor recreational facility in an existing building at 98 Main Street. The applicant proposes to occupy the street-level story with a fitness studio, which is classified as an assembly land use.**  
**Applicant: Elaine Morey**

Elaine Morey was present. The CEO conducted an introductory presentation. Ms Morey conducted a presentation describing the proposed project. No changes to the site were proposed. Improvements to the interior will be made to establish the commercial occupancy. The chair invited public comments. No comments were submitted.

It was noted that the applicant had not submitted a survey and would like to request a waiver of that requirement.

Upon conclusion of preliminary discussions, the board commenced their standards review.

Environment Standards: The board determined that no environment standards were applicable.

Special Areas Standards: The board determined that no special areas standards were applicable.

Local Areas Standards: The board determined that the noise standard was applicable. The applicant will be using a compact music system during exercise sessions. No concerns were raised about the volume.

Public Safety Standards: The board determined that no public safety standards were applicable.

Specific Uses Standards: The board determined that parking requirements were applicable. Existing public parking spaces were identified and it was determined that no on-site parking was available. No concerns were expressed about parking.

Dimensions Standards: The board determined that no dimensions standards were applicable, but decided to rule on the request of a waiver for a survey at this point in their review.

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

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted

The board commenced their findings upon conclusion of the standards review.

MOTION(Bamford): To find that the proposed use has met all applicable local areas standards in the ordinance.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION(Curtis): To find that the proposed use has met all applicable specific uses standards in the ordinance.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted

Upon conclusion of their findings, the chair noted to the applicant that her application had been approved. The CEO will issue a land use permit.

## **10. Administrative Business**

### **A. Continued review of a proposed amendment to Appendix K Land Use to add mineral extraction regulations.**

The board continued review starting with Section 5 Minimum Setbacks. There was considerable discussion about proposed setbacks and how they compared with DEP minimums. The proposed setbacks are consistent with DEP setbacks, except some are more restrictive. There are also several setbacks that have no equivalent DEP setback. No changes to Section 5 were proposed by the board.

There was considerable discussion pertaining to the use of the term “quarry.” Member Curtis proposed that the term be separately defined to ensure that it was clear how it was applied. The DEP definition was suggested as a suitable definition. Upon conclusion of discussion, it was decided to replace the word quarry with “rock excavation” throughout the ordinance.

Member Daniels questioned how the ordinance will impact existing mineral extraction operations. A discussion ensued, but no consensus was reached on whether or not existing operations will be adversely affected.

The board reviewed Section 6 Operational Standards. There was little discussion and no changes were proposed by the board.

The board reviewed Section 7 Blasting Standards. It was noted that this section contained highly technical language and the board may require assistance from a consultant to help with its application. No changes were proposed by the board.

The board reviewed Section 8 Reclamation Standards. No changes were proposed by the board.

The board reviewed Section 9 Performance Guarantees. No changes were proposed by the board.

The board reviewed Section 10 Application Content. The board deleted section 10.8(6), and changed section 10.8(7) to statement of financial capacity rather than proof of financial capacity.

Upon conclusion of their review, the board discussed scheduling the required public hearing. It was noted that some further discussion to address unsettled concerns may be necessary either before, during or after the public hearing. The hearing will be conducted at the next regular meeting on June 7<sup>th</sup>.

- 11. Discussion:** Member Curtis proposed that the board adopt the policy of contacting any members who are not present at the beginning of a meeting and not excused. The meeting would still commence on schedule while efforts were made to call missing members, provided a quorum was present. The consensus of the board was that this practice did not seem unreasonable.

- 12. Adjournment:** 9:47PM

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary