

Bucksport Planning Board
6:30 P.M., Tuesday, August 2, 2011
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 Hollowell	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the July 5, 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 to for approval of proposed improvements at the Silver Lake Public Boat Launch, Silver Lake Road, tax map 5, lots 9 & 10. The applicant proposes to construct a truck & trailer parking lot, install a concrete boat ramp with related site improvements, and construct a separate canoe & kayak launch.
Applicant: Town of Bucksport
 - B. Application for approval by special exception for two proposed residential accessory structures at 329 Duck Cove Road, tax map 3, lot 36. The property is located in the Resource Protection Shoreland Overlay District. The structures are to be used for vehicle storage and a shelter for horses.
Applicant: Erika Milan
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

Bucksport Planning Board
6:30 P.M., Tuesday, August 2, 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, David Milan, Economic Development Director, and Roger Raymond, Town Manager.

3. **Review and Acceptance of Minutes:** The draft minutes from the July 5, 2011 meeting were reviewed.

MOTION(Bamford): To approve the July 5, 2011 meeting minutes.

SECOND(Hallowell)

DISCUSSION: The chair noted that the word 'discussion' was misspelled on page 3 of the minutes. The error will be corrected.

VOTE: 5-0 motion adopted.

4. **Chair's Report:** None

5. **Code Enforcement Officer's Report:** The CEO provided board members with the proposed mineral extraction ordinance approved by the ordinance committee. The committee has scheduled a public hearing on the ordinance for August 17th, at 6:30pm. An upcoming applicant has asked the board to schedule a special meeting this month. The board will take this up under administrative business. The CEO also asked the board to consider attending the upcoming MMA training for board members.

6. **Limited Public Forum-**An opportunity was provided for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

No comments were submitted.

7. **Unfinished Business:** None

8. **New Business:**

A. Application for approval of proposed improvements at the Silver Lake Public Boat Launch, Silver Lake Road, tax map 5, lots 9 & 10. The applicant proposes to construct a truck & trailer parking lot, install a concrete boat ramp with related site improvements, and construct a separate canoe & kayak launch. Applicant: Town of Bucksport

Roger Raymond, Town Manager, was present to represent the applicant. The CEO conducted an introductory presentation to describe the project and show photos of the project site.

Mr. Raymond conducted a presentation describing the project and outlining the process taken to develop the design. He also responded to general questions from the board.

The chair invited public comments.

Patrick Cough, 410 Silver Lake Road, expressed concerns about noise from cars and young adults congregating at the site once the parking lot is constructed. He questioned the need for 15 parking spaces. He was uncertain if the existing vegetated buffer would adequately shield his property from headlights. He asked if a no parking sign could be installed across from his property to prevent cars from parking in that area.

Holly Bayle, 396 Silver Lake Road, expressed concerns about cars exceeding the speed limit around a sharp corner near the parking lot, and traffic hazards that may result once the parking lot is in use. She was concerned about kids loitering in the parking lot and on the boat launch ramp. The improvements will likely increase the amount of activities unrelated to boating.

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

Environment Standards: The board determined that all of the environment standards were applicable. The board discussed the plans for handling stormwater runoff from the parking lot. There were no concerns regarding compliance with these standards.

Special Areas Standards: The board determined that the flood hazard special areas standard was applicable. The CEO is required to issue a flood hazard permit. There were no concerns regarding compliance with this standard.

Local Areas Standards: The board determined that the development patterns and separation and shielding local areas standards were applicable. There were no concerns regarding compliance with these standards. The parking lot replaces on-street parking and parking in the boat launch area. Existing trees provide a suitable screening for abutting properties. The town will be planting some additional vegetation at the south end of the parking lot to further screen the lot from view of the Cough property.

Public Safety Standards: The board determined that the following public safety standards were applicable: The quantity and quality of public and private drinking water supplies, and the safety and sufficiency of streets and sidewalks. There were no concerns regarding compliance with these standards. The parking lot will be provided with vegetated buffers to treat stormwater before it enters the lake. The parking lot is provided with an entrance and exit in locations that maximize the available site distances along Silver Lake Road.

Specific Uses Standards: The board determined that the parking specific use standard was applicable. The parking spaces are sized in accordance with the requirements for truck & trailer parking.

Dimensions Standards: The board determined that property line and shoreline setbacks standards were applicable. The parking lot will be located at least 50 feet from the shoreline, except for a small section that will be less than 50 feet. The parking lot will be located at least 15 feet from the edge of the road pavement as required. After discussing the 50 foot setback requirement, a motion was made:

MOTION(Grant): To waive the 50 foot setback requirement.

SECOND(Curtis)

DISCUSSION:

VOTE: 7-0 motion adopted.

The CEO noted that a public hearing was required whenever the 50 foot setback requirement was not met for a proposed public boat launch parking lot. The board noted that there had been several opportunities for public comment on the project, and abutters were notified of the board's application review. Holding another public hearing seemed to be unnecessary. A motion was made:

MOTION(Grant): To waive the public hearing requirement.

SECOND(Hallowell)

DISCUSSION: Roger Raymond asked that the abutters' comments heard during this meeting be made part of the record. The board agreed.

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 environment 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 special areas standards in the ordinance.

SECOND(Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted

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

SECOND(Hallowell)

DISCUSSION: None

VOTE: 7-0 motion adopted

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

SECOND(Belcher)

DISCUSSION: It was noted that trash receptacles would be placed near picnic tables.

VOTE: 7-0 motion adopted

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

SECOND(Hallowell)

DISCUSSION: None

VOTE: 7-0 motion adopted

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

SECOND(Curtis)

DISCUSSION: None

VOTE: 7-0 motion adopted

Upon conclusion of their findings, the chair advised the applicant that the application had been approved.

**B. Application for approval by special exception for two proposed residential accessory structures at 329 Duck Cove Road, tax map 3, lot 36. The property is located in the Resource Protection Shoreland Overlay District. The structures are to be used for vehicle storage and a shelter for horses.
Applicant: Erika Milan**

Erika Milan, was present. Dave Milan, Economic Development Director and father-in-law to Ms Milan, represented the applicant. The CEO conducted an introductory presentation to describe the project and show photos of the project site. Mr. Milan described the proposed project. He also responded to general questions from the board.

The chair invited public comments. No comments were submitted.

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

Environment Standards: The board determined that all of the environment standards, except for the ambient air environment standard, were applicable. IF&W submitted comments and they were not concerned about the impact on wildlife habitat. Dept. of Agriculture submitted comments and they were not concerned about the impact of manure handling. There were no concerns from the board regarding compliance with these standards.

Special Areas Standards: The board determined that the flood hazard special areas standard was applicable. The CEO is required to issue a flood hazard permit. There were no concerns regarding compliance with this standard.

Local Areas Standards: The board determined that the development patterns, separation and shielding, and nuisance odors local areas standards were applicable. There were no concerns regarding compliance with these standards. The use is considered a residential accessory use, and is shielded from abutting properties with a vegetated buffer. Manure odors will be minimal from two horses.

Public Safety Standards: The board determined that the proper management of solid wastes public safety standard was applicable. Manure handling will be conducted in accordance with State requirements.

Specific Uses Standards: The board determined that there are no applicable specific use standards.

Dimensions Standards: The board determined that property line and shoreline setbacks standards were applicable. The structures will be located more than 75' from the shoreline, and more than 25' from property lines.

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

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

SECOND(Hallowell)

DISCUSSION: None

VOTE: 7-0 motion adopted

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

SECOND(Bamford)

DISCUSSION: The applicant will be required to obtain a flood hazard permit.

VOTE: 7-0 motion adopted

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 public safety standards in the ordinance.

SECOND(Grant)

DISCUSSION:

VOTE: 7-0 motion adopted

There are no applicable specific use standards and, therefore, a finding was not required.

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

SECOND(Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Upon conclusion of their findings, the chair advised the applicant that the application had been approved.

9. Administrative Business:

The board was asked to schedule a special meeting to conduct an application review. A meeting was scheduled for August 18th, at 6:30pm.

The CEO asked if anyone wished to attend the MMA training session on September 20th in Ellsworth. Members Hanson and Belcher will attend. Members Grant and Hallowell may attend, and will notify the CEO.

- 10. Discussion:** The CEO explained that there is concern about setbacks being too restrictive in the proposed mineral extraction ordinance. In particular, the setbacks for truck access roads. There may be changes after the ordinance committee conducts their public hearing. The board discussed the setbacks and their purposes.

- 11. Adjournment:** 9:58pm