

Bucksport Planning Board
6:30 P.M., Tuesday, November 4, 2014
Bucksport Town Office
50 Main Street

AGENDA

1. **Call to Order**
2. **Roll Call**
 Daniel See Steve Feite George Hanson
 Brian MacDonald Rosemary Bamford Edward Belcher
 David Grant
3. **Review and Acceptance of Minutes:** Minutes from the October 7, 2014 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:**
 - A. Request to amend parking requirements for an application for a change of use at 333 Central Street, Tax Map 5, Lot 55.
Applicant: Kevin and Barbara Buza
8. **New Business:**
 - A. Application for approval of a change of use at 20 Central Street Tax Map 32, Lot 153.
Applicant: Mark Eastman
9. **Administrative Business**
10. **Discussion**
11. **Adjournment**

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MINUTES

1. **Call to Order:** 6:57 P.M. by Edward Belcher, Acting Chair

2. **Roll Call**

<input type="checkbox"/> Daniel See	<input checked="" type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Brian MacDonald	<input 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 October 7, 2014 meetings were reviewed by the board.

MOTION(Grant): To approve the October 7, 2014 meeting minutes.

SECOND(Feite)

DISCUSSION: None.

VOTE: 4-0 Motion adopted. (Member Hanson was not present for this vote.)

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

5. **Code Enforcement Officer's Report:** No 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.

No public comments were made.

7. **Unfinished Business:**

a. **Request to amend parking requirements for an application for a change of use at 333 Central Street, Tax Map 5, Lot 55.**

Applicant: Kevin and Barbara Buza

Kevin and Barbara Buza were present. The CEO explained the purpose of the request for an amendment to the board's 7-space parking lot requirement for the applicant's planned residential care facility, which was conditionally approved at the board's September meeting. There is insufficient land area to allow a 7-space parking lot and a travel aisle that complies with the required minimum setback of 10 feet. The plan submitted to the board showed 6 spaces, one of which was an ADA-compliant space.

Mr. Buza asked the board to reduce the number of spaces to 4 or 5. Reducing it to 4 would eliminate the encroachments of two parking spaces. The CEO pointed out that an encroachment of the travel aisle would still need a variance from the board of appeals.

After discussing the request and reviewing the proposed parking plan, the board agreed to the following changes:

Remove the two parking spaces in front of the building and move the ADA parking space to this area, which will not encroach into the setback. Move the four parking spaces on

the easterly side of the building closer to the building so as to remove the minor encroachment along that side. The total number of spaces will be 5. The revised plan will still require a variance for an encroachment of the travel aisle into the setback along Central Street. Mr. Buza accepted the board's decision.

8. **New Business:**

a. Application for approval of a change of use at 20 Central Street Tax Map 32, Lot 153.

Applicant: Mark Eastman

Mark Eastman was present. Mr. Eastman was requesting approval to change the occupancy of an existing building at 20 Central Street to up to two business offices on the first floor and an apartment on the second floor.

The CEO conducted an introductory presentation to help familiarize the board with the property. The applicant complied with all initial application content requirements, except for a survey. He asked the board to waive this requirement.

The Chair inquired if any board member had a conflict of interest or bias regarding the application. Member Grant noted that he had a business relationship with the applicant, but he did not believe he had a conflict of interest and could remain unbiased during the application review. No other board member claimed a bias or conflict.

The chair invited public comments. No comments were received.

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

ENVIRONMENT STANDARDS

The board found the following Environment Standards to be applicable:

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: The applicant's site plan showed that surface water runoff from the parking lot would not enter the road. The board found this to be acceptable.

Soil that may be exposed during any soil disturbance activity of the land use is adequately protected from unreasonable erosion and sedimentation.

DOCUMENTATION: The board advised the applicant that appropriate erosion control measures would be expected.

SPECIAL AREAS STANDARDS

The board determined that no Special Areas Standards were applicable.

LOCAL AREAS STANDARDS

The board found that no Local Areas Standards were applicable:

PUBLIC SAFETY STANDARDS

The board found that no Public Safety Standards were applicable:

SPECIFIC USES STANDARDS

Section 13.15.8.12 parking requirements were reviewed. The board determined that a total of 5 spaces were required for the proposed uses.

DOCUMENTATION: A site plan showing 5 parking spaces was submitted.

DIMENSIONS STANDARDS

DIMENSIONS OBJECTIVES THAT MUST BE MET:

Section 14.5.1 references Section 13.15.8.1, which requires parking lots to be no less than 10 feet from property lines.

DOCUMENTATION: A site plan showing a setback of 15 feet for the parking lot was submitted.

Upon conclusion of the standards review, the Board conducted their findings.

FINDING FOR ENVIRONMENT STANDARDS

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

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 5-0 motion adopted.

FINDING FOR SPECIAL AREAS STANDARDS

There are no applicable special areas objectives. A vote is not required.

FINDING FOR LOCAL AREAS STANDARDS

There are no applicable local areas standards. A vote is not required.

FINDING FOR PUBLIC SAFETY STANDARDS

There are no applicable public safety standards. A vote is not required.

FINDING FOR SPECIFIC USES STANDARDS

MOTION: (Hanson) The proposed land use has met all applicable specific uses standards in the ordinance.

SECOND: (Grant)

DISCUSSION: None

VOTE: 5-0 motion adopted.

FINDING FOR DIMENSIONS STANDARDS

MOTION: (Belcher) To waive the requirement of a survey for this application.

SECOND: (Grant)

DISCUSSION: None

VOTE: 5-0 motion adopted.

MOTION: (Grant) The proposed land use has met all applicable dimensional standards.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 5-0 motion adopted.

BASED ON THE CONCLUSIONS OF THE PLANNING BOARD AS DOCUMENTED ABOVE, THE PROPOSED LAND USE WILL NOT HAVE ANY IMPACT THAT IS CONTRARY TO THE PURPOSES OF APPENDIX K LAND USE AND, THEREFORE, THE APPLICATION IS APPROVED.

The applicant was advised of the Board's findings and decision.

9. **Administrative Business:** The CEO suggested that the board continue with their review of proposed changes to the land use ordinance. This was started in January of 2013, but put on hold during the comprehensive plan update process. That process has been delayed and changes to the ordinance are needed. The board agreed to restart their review at the next meeting.
10. **Discussion:** Board members conducted a discussion about the mill closure. The CEO passed on an idea from Chair Bamford that the board formulate suggestions for bringing revitalization to the town over the next decade.
11. **Adjournment:** 8:19PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary