

Bucksport Planning Board
6:30 P.M., Tuesday, April 7, 2015
Bucksport Town Office
50 Main Street

AGENDA

- 1. Roll Call**
 Mary Jane Bush Steve Feite George Hanson
 Brian MacDonald Christopher Johnson Edward Belcher
 David Grant
- 2. Review and Acceptance of Minutes:** Minutes from the March 3, 2015 meeting.
- 3. Chair's Report**
- 4. Code Enforcement Officer's Report**
- 5. 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.
- 6. Unfinished Business:** None
- 7. New Business:**
 - A. Request for a land use permit extension from Northeast Cable Construction.
 - B. Request for conditional approval of an amendment to an approved site plan for 20 Central Street.
Applicant: Mark Eastman
 - C. Application for approval of a land use expansion at 205 US Route 1. The applicant proposes to construct buildings, structures and related site improvements for the purpose of providing secondary wastewater treatment at an existing wastewater treatment facility.
Applicant: Town of Bucksport
- 8. Administrative Business:**
 - A. Consider a citizen request to amend Appendix K Land Use to reduce the minimum setback requirement for parking lots.
- 9. Discussion**
- 10. Adjournment**

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6:30 P.M., Tuesday, April 7, 2015
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MINUTES

1. Roll Call

<input type="checkbox"/> Mary Jane Bush	<input checked="" type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Brian MacDonald	<input checked="" type="checkbox"/> Christopher Johnson	<input checked="" type="checkbox"/> Edward Belcher
<input checked="" type="checkbox"/> David Grant		

2. Review and Acceptance of Minutes: The board reviewed the minutes from the March 3, 2015 meeting.

MOTION: (Grant) To approve the March 3, 2015 minutes as submitted.

SECOND: (Johnson)

Discussion: None

VOTE: 5-0-1 motion adopted (Member Hanson abstained because he was not present at that meeting.)

The board determined there was a quorum to review the minutes from the January 6, 2015 meeting.

MOTION: (Hanson) To approve the January 6, 2015 minutes as submitted.

SECOND: (MacDonald)

Discussion: None

VOTE: 4-0-2 motion adopted (Members Grant and Johnson abstained. Member Grant because he was not present at that meeting, and Member Johnson because he was not yet appointed to the board.)

3. Chair's Report: No report

4. Code Enforcement Officer's Report: The CEO reported on the following:

1. AIM has submitted an application for a demolition permit. It will be submitted to the town council for their approval.
2. MMA training is available in Bangor on June 18th.
3. The board's proposed amendments to Appendix K will be submitted to the town council on April 9th.
4. Work continues to save Wilson Hall. Proposals from two contractors have been submitted and are under consideration.

5. 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 comments were submitted.

6. Unfinished Business: None

7. New Business:

- a. **Request for a land use permit extension from Northeast Cable Construction.**

The owner of Northeast Cable Construction was not present. The CEO explained the purpose of the request. The owner was not able to start construction within the two-year permit life and was not aware that requests for extensions needed to be submitted before the permit expired. The board was informed that they could waive that requirement. The building package is on site and the owner plans to begin construction this summer. He is asking for a two-year permit extension.

After discussion, a motion was made:

MOTION: (Grant) To waive the permit extension request requirement.

SECOND: (Feite)

Discussion: None

VOTE: 6-0- motion adopted

After further discussion, a second motion was made:

MOTION: (Hanson) To extend the permit life for two years.

SECOND: (Feite)

Discussion: None

VOTE: 6-0- motion adopted

b. Request for conditional approval of an amendment to an approved site plan for 20 Central Street.

Applicant: Mark Eastman

Mark Eastman was present. Mr. Eastman asked for a reduction in the number of parking spaces the board required for his business office at 20 Central Street. The board originally required 5, with two spaces behind the building that would be accessed by Evangel Way. Mr. Eastman proposed 4 spaces accessed by Central Street and none accessed by Evangel Way.

The CEO explained that to fit 4 spaces off Central Street would require an expansion of the parking lot into the required 10 foot setback from property lines. Either a variance would be needed or an amendment to the land use ordinance. Mr. Eastman supported an amendment, but also indicated that he would seek a variance. An approval of the parking space reduction as proposed would be subject to the granting of a variance or ordinance change.

After further discussion, a motion was made:

MOTION: (Grant) To allow four parking spaces as proposed, subject to the granting of a variance for setback or a setback reduction in the ordinance.

SECOND: (Hanson)

Discussion: None

VOTE: 6-0- motion adopted

c. Application for approval of a land use expansion at 205 US Route 1. The applicant proposes to construct buildings, structures and related site improvements for the purpose of providing secondary wastewater treatment at an existing wastewater treatment facility.

Applicant: Town of Bucksport

Mandy Olver from Olver Associates, the project engineering firm, was present. Also present was Derik Goodine, Town Manager. The CEO conducted an introductory presentation for the board to describe the purpose of the application, where the project will be located, and why it was subject to Level 2 review. It was noted that the applicant would be requesting a waiver of a boundary survey. It was also noted that the application fee of \$2,200 had not yet been submitted by the applicant, but the process was underway.

Ms Olver described the project to the board and answered general questions.

The chair asked the board to determine if he had a bias due to his involvement in preparing reinforcement steel estimates for the project. He has no financial interests in the project. The board discussed the matter and a motion was made:

MOTION: (Johnson) To find no bias or conflict of interest for the chair.

SECOND: (Hanson)

Discussion: None

VOTE: 6-0- motion adopted

The board commenced their application review.

Environment Standards: The board determined that the following environment standards were applicable:

- 1) Soils are suitable for the land use.
DOCUMENTATION: Ms Olver stated that test borings were completed to document soil conditions as suitable.
- 2) 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: Ms Olver noted the stormwater management features on the site plan.
- 3) Soil that may be exposed during any soil disturbance activity of the land use is adequately protected from unreasonable erosion and sedimentation.
DOCUMENTATION: Ms Olver noted that BMPs would be employed.
- 4) Surface and subsurface waters are adequately protected from the detrimental effects of any water pollutant from the land use.
DOCUMENTATION: Ms Olver noted that stormwater discharged from the site would enter a vegetated buffer before entering the river.

The board did not believe a site visit was necessary to verify compliance with the environment standards.

Special Areas Standards: The board determined that one special areas standards was applicable:

- 1) Areas of prehistorical and historical importance are adequately protected from any detrimental effect of the land use.
DOCUMENTATION: Ms Olver noted that there would be no work that could impact the existing cemetery located at the easterly end of the parking lot.

The board did not believe a site visit was necessary to verify compliance with the special areas standards.

Local Areas Standards: The board determined that the following local areas standards were applicable:

- 1) The scale and site features of the land use are consistent with the development patterns in the local area or neighborhood.
DOCUMENTATION: The proposed site improvements are consistent with the current use of the property.

2) The land use is appropriately separated and shielded from abutting land uses and public or private ways to adequately mitigate any relevant detrimental effect.
 DOCUMENTATION: Abutting properties are sufficiently shielded from view by existing vegetation.

4) Any relevant detrimental effects of artificial lighting are adequately mitigated.
 DOCUMENTATION: Exterior lights are to be regulated with timers, and shaded.

The board did not believe a site visit was necessary to verify compliance with the local areas standards.

Public Safety Standards: The board determined that one public safety standard was applicable:

6) The safety and sufficiency of streets and sidewalks are adequately protected from any relevant detrimental effects of the land use.
 DOCUMENTATION: It was noted that truck traffic control may be utilized at times of heavy traffic activity on Route 1.

Specific Uses Standards: The board determined that the parking spaces specific use standard was applicable.

DOCUMENTATION: The existing parking lot was deemed to be large enough to accommodate employee parking. The board also discussed temporary parking needs for contractors. It was determined that the general contractor would need to accommodate the parking needs for employees.

Dimensions Standards: The board determined that the following dimensional standards were applicable:

A minimum setback of 10 feet from property lines.
 A minimum setback of 75 feet from the shoreline.
 A maximum 35 feet structure height.
 A maximum 20% lot coverage.

The board found that all of the dimensional standards would be met, as shown on the site plan.

The board considered the request to waive the boundary survey requirement. A motion was made:

MOTION(Belcher): To waive the survey requirement.

SECOND(Johnson)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

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

SECOND(MacDonald)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(Grant)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(Feite)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(MacDonald)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

SECOND(Hanson)

DISCUSSION: None

VOTE: 6-0 motion adopted

MOTION(Johnson): To find that the proposed use has met all applicable dimensional standards.

SECOND(Hanson)

DISCUSSION: None

VOTE: 6-0 motion adopted

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

8. Administrative Business:

a. Consider a citizen request to amend Appendix K Land Use to reduce the minimum setback requirement for parking lots.

Mark Eastman was not present. The CEO explained that Mr. Eastman requested the board to consider recommending an amendment to Appendix K to reduce the minimum setback for parking lots in the in-town area. Smaller lots in this part of town make it difficult to fit required parking lots 10 feet from property lines. The board discussed the situation applicable to Mr. Eastman's parking lot, noting that he would be applying for a variance that could resolve his setback issue. It was thought that waiting for that outcome would be appropriate before making any decision on Mr. Eastman's ordinance change request. A motion was made:

MOTION(MacDonald): To table the ordinance amendment request..

SECOND(Johnson)

DISCUSSION: None

VOTE: 6-0 motion adopted

9. Discussion: The CEO asked if the board wanted to begin discussing land use topics at the next meeting based on the list of questions prepared for them. The board agreed to this.

10. Adjournment: 9:02PM

Minutes prepared by
Jeffrey Hammond Recording Secretary