

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, September 4, 2018
Bucksport Town Office
50 Main Street**

AGENDA

1. Roll Call

- | | | |
|--|---|--|
| <input type="checkbox"/> Steven Bishop | <input type="checkbox"/> Steve Feite | <input type="checkbox"/> George Hanson |
| <input type="checkbox"/> Brian MacDonald | <input type="checkbox"/> Edward Belcher | <input type="checkbox"/> Jay Durost |
| <input type="checkbox"/> David Grant | | |

Planning Board Chair: Brian MacDonald Planning Board Secretary: Steve Feite

2. Review and Acceptance of Minutes: August 7, 2018 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: None

8. Administrative Business:

1. Proposed amendment to Appendix K to allow year-round occupancy of recreational vehicles.
2. Zoning review for Resource Protection Districts.
3. Request for special meeting in September.

9. Discussion

10. Adjournment

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, September 4, 2018
Bucksport Town Office
50 Main Street**

MINUTES

1. Roll Call

<input checked="" type="checkbox"/> Steven Bishop	<input checked="" type="checkbox"/> Steve Feite	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Brian MacDonald	<input checked="" type="checkbox"/> Edward Belcher	<input checked="" type="checkbox"/> Jay Durost
<input checked="" type="checkbox"/> David Grant		

Planning Board Chair: Brian MacDonald Planning Board Secretary: Steve Feite

2. Review and Acceptance of Minutes: August 7, 2018 meeting.

MOTION: (Durost) To approve the August 7, 2018 minutes as drafted.

SECOND: (Feite)

DISCUSSION: None

VOTE: 6-0 Motion adopted (Member Grant arrived after this vote.)

3. Chair's Report: None

4. Code Enforcement Officer's Report: The CEO provided the board with an update on activity conducted by the Regulatory Review Committee and the Infrastructure & Properties Committee. The board was advised that a public hearing was scheduled for a proposed amendment to Chapter 12, and that a subdivision application had been submitted for a mobile home park. The application is expected to be presented to the board on October 2nd.

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.

Lorna Nason asked the board if her property could be taken out of the Resource Protection District. Ms Nason was advised that the board would be reviewing the zoning map to determine if any areas in RP can be rezoned. The topic is on the agenda.

Richard Rotella shared illustrations of a proposed redevelopment plan for downtown Bucksport prepared by ADAPT.

Blaine Winchester asked if the board would consider allowing sawmills in the Rural District. He has a small portable mill on his property on the Willis Road and he would like to be able to cut lumber to sell. The board stated that they would be willing to discuss the idea and asked the CEO to come back with some proposed changes to the land use ordinance.

6. Unfinished Business: None

7. New Business: None

8. Administrative Business:

1. Proposed amendment to Appendix K to allow year-round occupancy of recreational vehicles.

The CEO explained that the Regulatory Review Committee reviewed a proposed change to the land use ordinance that would allow recreational vehicles and tiny houses on wheels to be lived in year-round, subject to a written agreement with the Town Council. The CEO showed the board photos of RVs around town to give the board an idea of how these vehicles are being used. At least two are currently being lived in without town approval or proper wastewater disposal.

After a lengthy discussion about the benefits and drawbacks of allowing year-round occupancy of these vehicles, a motion was made:

MOTION: (Bishop) To recommend that the current restriction allowing RVs to be occupied only seasonally not be changed.

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 Motion adopted

The CEO asked the board if they would like to make the same recommendation for tiny houses on wheels. After discussion, a motion was made:

MOTION: (Bishop) To recommend that the current restriction allowing tiny houses on wheels to be occupied only seasonally not be changed.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 Motion adopted

The CEO informed the board that their recommendations would be forwarded to the Town Manager.

2. Zoning review for Resource Protection Districts.

The CEO showed the board the town's zoning map, with RP districts highlighted. Several of those districts were created in 2009, when DEP required the changes. Since then, DEP now allows towns to choose whether or not these areas must remain in RP. The board expressed interest in reviewing the map for possible changes and asked the CEO to prepare information for an upcoming meeting.

3. Request for special meeting in September.

The CEO explained that the Bucksport United Methodist Church is negotiating the purchase of the property at 3 River Road and moving their church there. It is a change of use that requires planning board approval and they would like to meet with the board as soon as possible this month. They believe they will have a contract on the property within two weeks. The board agreed to hold a special meeting on September 20th at 6:30pm.

9. Discussion: None

10. Adjournment: 8:04pm

Minutes prepared by Jeffrey Hammond, Recording Secretary