

**Bucksport Planning Board  
Special Meeting  
6:30 P.M., Tuesday, April 16, 2019  
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:** April 2, 2019 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. Application for approval of proposed onsite parking areas for an existing building previously served by offsite parking. Occupancy of the building to continue as an educational & training facility under new ownership.  
Tax Map 1 Lot 10-4  
Applicant: Maine Maritime Academy

**8. Administrative Business**

**9. Discussion:** Home-based businesses for medical marijuana production and sales

**10. Adjournment**

**Bucksport Planning Board  
Special Meeting  
6:30 P.M., Tuesday, April 16, 2019  
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:** April 2, 2019 meeting.

MOTION: (Grant) To approve minutes corrected to show Member Durost in attendance.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

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

**4. Code Enforcement Officer's Report:** The CEO reported that DEP has approved the recent amendment to Appendix K that changed several RPO Districts to LRO.

**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. Application for approval of proposed onsite parking areas for an existing building previously served by offsite parking. Occupancy of the building to continue as an educational & training facility under new ownership.  
Tax Map 1 Lot 10-4  
Applicant: Maine Maritime Academy**

Surveyor John Stewart and Attorney William Fletcher were present to represent the applicant.

The CEO conducted an introductory presentation to identify the site and explain why the application required planning board approval. The CEO noted that department directors reviewed the application and expressed no concerns. Abutters were notified, but none expressed any concerns.

Mr. Fletcher answered general questions from the board about the project.

The public was invited to comment. No comments were submitted.

The board then commenced the application review.

ENVIRONMENT STANDARDS

The board reviewed the following environment standards:

- 1) Soils are suitable for the land use.  
DOCUMENTATION: Site plan, discussion
- 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: Site plan, discussion
- 3) Soil that may be exposed during any soil disturbance activity of the land use is adequately protected from unreasonable erosion and sedimentation.  
DOCUMENTATION: Site plan, discussion

No other environmental standards were found to be applicable.

SPECIAL AREAS STANDARDS

A motion was made to find that there were no applicable special areas standards to review.

- MOTION: (Hanson)
- SECOND: (Belcher)
- DISCUSSION: None
- VOTE: 7-0 motion adopted

LOCAL AREAS STANDARDS

The board reviewed the following local areas standards:

- 4) Any relevant detrimental effects of artificial lighting from the land use are adequately mitigated.  
DOCUMENTATION: Site plan, discussion

No other local areas standards were found to be applicable.

PUBLIC SAFETY STANDARDS

The board reviewed the following public safety standards:

- 4) Public wastewater facilities are adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: Existing sewer to be used
- 5) The proper management of solid wastes is adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: Disposal off-site, discussion

SPECIFIC USES STANDARDS

DOCUMENTATION: The board noted that parking requirements identified in section 13.15.8.12 will be met. 45 spaces are shown on the plan. The board asked that the size shown for parking spaces be increased to 10' x 20' as required by ordinance. 9' x 18' is shown on the site plan.

DIMENSIONS STANDARDS

DOCUMENTATION: The board noted that the required minimum setback in the ID District for the parking lot is 10 feet, and the plan shows this will be met also.

Upon completion of their standards review, the board conducted the findings.

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

- SECOND: (Belcher)
- DISCUSSION: None
- VOTE: 7-0 MOTION ADOPTED

The board found during their application review that there were no applicable special areas standards, so a vote was not required for a final finding on these standards.

MOTION: (Grant) To find that the proposed land use will have no impact on local areas that is contrary to the purposes of this ordinance.

SECOND: (Durostr)

DISCUSSION: None

VOTE: 7-0 MOTION ADOPTED

MOTION: (Grant) To find that the proposed land use will have no impact on public safety that is contrary to the purposes of this ordinance.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 MOTION ADOPTED

MOTION: (Durost) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable specific uses standards have been met.

SECOND: (Belcher)

DISCUSSION: Plan to be amended to increase parking spaces to 10' x 20'

VOTE: 7-0 MOTION ADOPTED

MOTION: (Durost) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable dimensions standards have been met.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 MOTION ADOPTED

Upon conclusion of the findings, the applicant was informed that their application had been approved and a land use permit would be issued.

**8. Administrative Business:** None

**9. Discussion: Home-based businesses for medical marijuana production and sales**

The CEO explained that a citizen asked if they could conduct a medical marijuana growing facility and dispensary as a home-based business, but the land use ordinance does not allow this type of business in a home. The board discussed if a change should be made to allow this type of land use as a home-based business. It was decided that no change should be recommended at this time.

**10. Adjournment:** 7:49pm

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary