

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, May 7, 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 16, 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 an amendment to the Hillside Business Park Subdivision to connect Park Street and Broadway
Applicant: John Wardwell

8. Administrative Business:

- A. Request from Regulatory Review Committee to amend Appendix K Land Use Ordinance to change the minimum parking stall size from 10' x 20' to 9' x 18'.

9. Discussion

10. Adjournment

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, May 7, 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 type="checkbox"/> Brian MacDonald | <input checked="" type="checkbox"/> Edward Belcher | <input checked="" 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 16, 2019 special meeting.

MOTION: (Durost)
SECOND: (Belcher)
DISCUSSION: None
VOTE: 5-0 motion adopted

3. Chair's Report: None

4. Code Enforcement Officer's Report: None

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 an amendment to the Hillside Business Park
Subdivision to connect Park Street and Broadway
Applicant: John Wardwell**

John Wardwell and Sarah Nicholson from Woodard & Curren were present. The CEO displayed the proposed amendment on the screen. The purpose of subdivision amendment was to connect Park Street with Broadway and add an additional road in the upper portion of the parcel. The CEO noted that no concerns were expressed by department directors and no abutters submitted any comments. Rich Rotella, Community and Economic Development Director, spoke in favor of the proposed amendment.

Mr. Wardwell answered questions from the board. The board expressed no concerns about the documentation by the applicant verifying compliance with applicable standards. After some questioning and comments about the proposed amendment, the board proceeded to conduct their findings.

Criterion 1: Lots and Blocks

MOTION: (Durost) To make a positive finding for Criterion 1.
SECOND: (Feite)

DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 2: Streets

MOTION: (Belcher) To make a positive finding for Criterion 2.
SECOND: (Durost)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 3: Traffic and Access Management

MOTION: (Feite) To make a positive finding for Criterion 3.
SECOND: (Durost)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 4: Utilities

MOTION: (Hanson) To make a positive finding for Criterion 4.
SECOND: (Durost)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 5: Groundwater

MOTION: (Belcher) To make a positive finding for Criterion 5.
SECOND: (Durost)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 6: Wastewater

MOTION: (Hanson) To make a positive finding for Criterion 6.
SECOND: (Durost)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 7: Solid Waste

MOTION: (Hanson) To make a positive finding for Criterion 7.
SECOND: (Belcher)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 8: Erosion Control

MOTION: (Belcher) To make a positive finding for Criterion 8.
SECOND: (Durost)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 9: Buffers

MOTION: (Hanson) To make a positive finding for Criterion 9.
SECOND: (Belcher)
DISCUSSION: None
VOTE: 5-0 motion adopted

Criterion 10: Natural Resources

MOTION: (Belcher) To make a positive finding for Criterion 10-1.
SECOND: (Durost)
DISCUSSION: None

VOTE: 5-0 motion adopted

MOTION: (Belcher) To make a positive finding for Criterion 10-2.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 5-0 motion adopted

MOTION: (Hanson) To make a positive finding for Criterion 10-3.

SECOND: (Bishop)

DISCUSSION: None

VOTE: 5-0 motion adopted

MOTION: (Durost) To find Criterion 10-4 not applicable.

SECOND: (Bishop)

DISCUSSION: None

VOTE: 5-0 motion adopted

MOTION: (Hanson) To make a positive finding for Criterion 10-5.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 motion adopted

MOTION: (Hanson) To find Criterion 10-6 not applicable.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 motion adopted

Criterion 11: Scenic and Historic Areas

MOTION: (Hanson) To make a positive finding for Criterion 11.

SECOND: (Durost)

DISCUSSION: None

VOTE: 5-0 motion adopted

Criterion 12: Floodplain Management

MOTION: (Bishop) To find Criterion 12 not applicable.

SECOND: (Durost)

DISCUSSION: None

VOTE: 5-0 motion adopted

Criterion 13: Reserved Land

MOTION: (Durost) To find Criterion 13 not applicable.

SECOND: (Bishop)

DISCUSSION: None

VOTE: 5-0 motion adopted

Criterion 14: Financial and Technical Capacity

MOTION: (Durost) To make a positive finding for Criterion 14.

SECOND: (Bishop)

DISCUSSION: None

VOTE: 5-0 motion adopted

Criterion 15: Zoning and Land Use

MOTION: (Belcher) To make a positive finding for Criterion 15

SECOND: (Durost)

DISCUSSION: None

VOTE: 5-0 motion adopted

Criterion 16: Clustered Developments

MOTION: (Durost) To find Criterion 16 not applicable.

SECOND: (Bishop)

DISCUSSION: None

VOTE: 5-0 motion adopted

Criterion 17: Mobile Home Parks

MOTION: (Durost) To find Criterion 17 not applicable.

SECOND: (Bishop)

DISCUSSION: None

VOTE: 5-0 motion adopted

Upon completion of their findings, a motion was made for approval of the application:

MOTION: (Durost) To approve the amended subdivision plan

SECOND: (Bishop)

DISCUSSION: None

VOTE: 5-0 motion adopted

8. Administrative Business:

A. Request from Regulatory Review Committee to amend Appendix K Land Use Ordinance to change the minimum parking stall size from 10' x 20' to 9' x 18'.

The CEO explained that Mayor Stewart and members of the Regulatory Review Committee have asked that the planning board consider recommending a change to the minimum dimensions of a parking space for parking lots from 10' x 20' to 9' x 18', which is a standard size for most parking lots. The board discussed the proposed change and noted that a property owner still would have the option of increasing the size of parking spaces on their lot if the change was made to reduce the minimum size in the ordinance.

A draft ordinance was reviewed by the board that included the proposed parking space size change, as well as some corrective edits that address minor changes that were needed but overlooked during the last ordinance amendment. The board decided to schedule a public hearing for their next meeting in June.

9. Discussion: None

10. Adjournment: 7:40PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary