

Bucksport Planning Board
7:00 P.M., Tuesday, August 4, 2009
Bucksport Town Office
50 Main Street

AGENDA

1. **Call to Order**
2. **Roll Call**
 John Daniels Marc Curtis George Hanson
 Gail Hollowell Rosemary Bamford Edward Belcher
 David Grant
3. **Review and Acceptance of Minutes:** Minutes from the July 21, 2009, special meeting.
4. **Chairman's Report**
5. **Code Enforcement Officer's Report**
6. **Unfinished Business:** None
7. **New Business:** None
8. **Other Business:**
 - A. Review of the proposed changes to the land use and shoreland ordinances.
 - B. Public hearing on the proposed ordinance and updated zoning map.
9. **Discussion**
10. **Adjournment**

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7:00 P.M., Tuesday, August 4, 2009
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50 Main Street

MINUTES

1. **Call to Order:** 7:03 PM by Chairman George Hanson.
2. **Roll Call**

<input checked="" type="checkbox"/> John Daniels	<input checked="" type="checkbox"/> Marc Curtis	<input checked="" type="checkbox"/> George Hanson
<input checked="" type="checkbox"/> Gail Hallowell	<input checked="" 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:** Minutes from the July 21, 2009 special meeting were reviewed.

MOTION(Curtis): To approve the July 21, 2009 Minutes amended to reflect the absence of Member Grant at that meeting.

SECOND(Bamford)

DISCUSSION: None

VOTE: 7-0 motion adopted.

4. **Chairman's Report:** None
5. **Code Enforcement Officer's Report:** The CEO informed the board of two upcoming applications for telecommunication towers.
6. **Unfinished Business:** None
7. **New Business:** None
8. **Other Business:**
 - A. **Review of the proposed changes to the land use and shoreland ordinances.**
The CEO presented an overview of the changes to the land use and shoreland zoning ordinances, as well as the zoning map. The board was shown illustrations of the zone changes proposed for the Compact Area, and illustrations of the areas of town that are affected by a rezoning to Resource Protection. At several points during the presentation, the CEO responded to questions from the public about the proposed changes, primarily those changes affecting properties in the shoreland zone. The board discussed the options that might be available for property owners who believe their property should not be placed in Resource Protection.
 - B. **Public hearing on the proposed ordinance and updated zoning map.**
The chairman opened the public hearing at 8:08 PM. The following public submitted testimony:

Jackie Dunbar: Asked for clarification of the current zoning of her property on Silver Lake Road, and what uses are allowed in Resource Protection.

Don White: Expressed support for the concept of resource protection. Questioned how property is treated if the wetland characteristics are altered, such as when a beaver dam is removed and the area is drained. Expressed confusion with the levels of bureaucracy that are involved with natural resource protection. Asked the planning board to advocate on behalf of property owners.

Donald Price: Asked for clarification of the timber harvest standards in Resource Protection.

Ralph Robertson: Stated that the proposed change to Resource Protection has been stressful and he is concerned that he will not be able to construct a dwelling that he planned for when he bought the property. He questioned the need for changing the zone because of the lack of waterfowl that visit the area. Wondered why another nearby freshwater wetland was not subject to rezoning. Asked the town to do more research on the matter.

Dave Milan (Economic Development Director): Asked about the steps taken by the planning board and the ordinance committee when reviewing a proposed ordinance. What options does the public have for suggesting changes?

Joel Wardwell (Town Councilor): Clarified that requests from citizens to change the shoreland zoning classification of their property is addressed by the town council. If the change is acceptable to the town, a request is submitted to DEP.

William Dakin (as relayed by CEO): Expressed strong opposition to the zone change affecting his property.

Don White: Strongly encouraged the planning board to help property owners who believe they will be adversely impacted by a zone change to Resource Protection.

Charlotte Bridges: Expressed doubt with the accuracy of DEP studies identifying wetlands.

The chairman closed the public hearing at 9:05 PM. The board took a brief recess.

Upon reconvening, the CEO conducted a presentation outlining how land uses in the current land use ordinance are treated in the proposed ordinance. The presentation was not completed due to time limitations. It was expected that the presentation would continue at the next meeting.

The board scheduled a special meeting for Wednesday, August 19th, at 6:30 PM, to continue review of the proposed ordinance.

9. Discussion: None

10. Adjournment: 10:06 PM

Minutes prepared by
Jeffrey Hammond,
Recording Secretary