

**Bucksport Planning Board**  
**7:00 P.M., Tuesday, November 3, 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 October 6, 2009, meeting.
- 4. Chairman's Report**
- 5. Code Enforcement Officer's Report**
- 6. Unfinished Business:** None
- 7. New Business:** None
- 8. Other Business:**
  - A. Informational presentation concerning the future of wind power in the Downeast area.  
Presenter: Eolian Renewable Energy LLC
  - B. Review of amendments to proposed land use ordinance.
  - C. Review of proposed changes to Chapter 4 Article 5 of the Bucksport Town Code.
- 9. Discussion**
- 10. Adjournment**

**Bucksport Planning Board**  
**7:00 P.M., Tuesday, November 3, 2009**  
**Bucksport Town Office**  
**50 Main Street**

**MINUTES**

1. **Call to Order:** 7:00 P.M. 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 October 6, 2009 meeting were reviewed. On page 8 "MR. Clement" should read "Mr. Clement".

MOTION(Bamford): To approve the October 6, 2009 Minutes, as amended.

SECOND(Belcher)

DISCUSSION: None

VOTE: 5-0-1 motion adopted. (Member Curtis abstained. Member Grant arrived after this vote)

4. **Chairman's Report:** The chairman reported on the recognition of Al Gordon by the town council at their meeting on October 8<sup>th</sup>.

5. **Code Enforcement Officer's Report:** The CEO reported that two matters requiring the board's attention had come in after the agenda was published and the parties were hopeful that their business could be taken up under item 8.

6. **Unfinished Business:** None

7. **New Business:** None

8. **Other Business:**

A. **Informational presentation concerning the future of wind power in the Downeast area.**

**Presenter: Eolian Renewable Energy LLC**

Travis Bullard and John Soininen were present and conducted a presentation on wind turbine facilities. Areas off the Upper Long Pond Road were identified as potential locations for good winds to support such a land use. The nearby location of a power transmission line was also noted as a favorable feature to keep installation costs down. The planning board asked general questions about the business and operations. There was a concern expressed about how the town's land use ordinance addressed the installation of meteorological towers for testing sites for wind. Some clarification may need to be made to recognize the use.

After conclusion of the Eolian presentation, the chairman announced a change in the agenda to take up two matters before proceeding to item B. These matters were brought in to the CEO after the agenda had been published.

#1. Seth Mantch was present to ask for approval of a modification to an approved site plan. The parking lot design approved by the planning board for the Jehovah Witness project on River Road was not constructed as planned. The overall size of the parking lot was reduced, and it now requires a 16' internal travel aisle in order to maintain a 10' long parking space. A 20' wide internal travel aisle is typical, but not required in the land use ordinance. A one-way traffic pattern is proposed to counter any negative impact from the reduced travel aisle width. After discussion, a motion was made:

MOTION(Bamford): To approve the reduction of the internal travel aisle width to 16 feet.

SECOND(Hallowell)

DISCUSSION: The board discussed the option of reducing the length of parking spaces to maintain the 20' travel aisle width, but decided it was not a reasonable approach.

VOTE: 7-0 motion adopted

The CEO asked Mr. Mantch if the vegetated buffer required by the planning board along River Road was installed. Mr. Mantch said he would look into the matter and report back to the CEO.

#2. David Saunders was present to request a reduction in the dollar amount required by the letter of credit for his subdivision off Central Street (Royal Ridge Subdivision). The subdivision road had been constructed, except for paving. Mr. Saunders requested the amount in the letter of credit to be reduced to \$75,000, which he believes is sufficient to cover the cost of the paving. After discussing the work that had been completed, a motion was made:

MOTION(Grant): To approve Mr. Saunders request to reduce the dollar amount in the letter of credit to \$75,000.

SECOND(Hallowell)

DISCUSSION: The reduction is being considered due to Mr. Saunders statement that all required work, except for paving, was completed.

VOTE: 7-0 motion adopted.

## **B. Review of amendments to proposed land use ordinance.**

The CEO explained the recent proposed amendments to the proposed land use ordinance, now under consideration by the town council. The council held a public hearing on the land use ordinance and, as a result of public comments heard at the hearing, they referred the ordinance back to the ordinance committee for further review. The committee approved this amendment and the council will be conducting a public hearing. The planning board must also conduct a public hearing on this amendment.

The board discussed the proposed changes and the general consensus was to make no recommendation for any changes to the proposed amendment. A public hearing will be conducted on December 1<sup>st</sup>. The town council will be conducting a public hearing on December 10<sup>th</sup>.

The CEO informed the board that the ordinance committee did not address a concern expressed at the council's public hearing about the proposed prohibition of auction houses in the Downtown and Downtown Shoreland Districts. The CEO asked the board to comment on whether this use should be allowed. The board conducted a lengthy discussion, and the general consensus was that the use should continue to be prohibited.

The CEO informed the board that the ordinance committee will not be recommending that quarry access on Route 46 should be prohibited or that a mandatory environmental impact study for land uses subject to planning board approval should be required. The committee agreed that a separate mineral extraction ordinance should be developed, but they will not be recommending a moratorium on quarries to prevent approval of any quarry application that may come to the planning board before the mineral extraction ordinance has been adopted.

**C. Review of proposed changes to Chapter 4 Article 5 of the Bucksport Town Code.**

The board reviewed the proposed changes to Chapter 4 pertaining to the planning board.

In section 4-508, reference to the board's involvement in the preparation of the town's comprehensive plan should be added.

The board discussed the responsibilities of the secretary to the board and the recording secretary. It was suggested that the role of the recording secretary should be clarified in Section 4-506.

The board discussed what their role should be in any appeal of a decision they made.

A question was raised about the requirement of emergency meetings. No reference has been made to this in the revisions to Article 5.

Member Curtis recommended that more detail on items brought to board should be provided in the agendas. This would allow board members more time to prepare for or consider the items they will be reviewing.

The CEO provided the board with the approved procedures for the board. These procedures were approved by the planning board in 1990, but they have not been in use for some time. The procedures need to be updated due to several conflicts that have been identified.

Further review of the revisions to Article 5 will continue at the next meeting.

**9. Discussion:** None

**9. Adjournment:** 10:25 P.M.

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary