

**Bucksport Planning Board
6:30 P.M., Tuesday, January 5, 2010
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 December 1, 2009, meeting.
4. **Chairman's Report**
5. **Code Enforcement Officer's Report**
6. **Unfinished Business**
7. **New Business**
8. **Other Business:**
 - A. Continued review of proposed changes to Chapter 4 Article 5 of the Bucksport Town Code.
 - B. Review proposed Rules of Procedure.
9. **Discussion:** The regulation of wind turbine facilities, wireless telecommunication facilities and commercial mineral extractions, and the necessity of a moratorium for any or all of these land uses.
10. **Adjournment**

**PLEASE NOTE THAT PLANNING BOARD MEETINGS
NOW BEGIN AT 6:30 P.M.**

Bucksport Planning Board
6:30 P.M., Tuesday, January 5, 2010
Bucksport Town Office
50 Main Street

MINUTES

APPROVED AS AMENDED 2-2-10 (SECTION 9)

1. **Call to Order:** 6:30 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 December 1, 2009 meeting were reviewed.

MOTION(Bamford): To approve the December 1, 2009 Minutes, as submitted.
SECOND(Curtis)
DISCUSSION: None
VOTE: 6-0 motion adopted. (Member Grant arrived after this vote)

4. **Chairman's Report:** No report. The chairman expressed his wishes for a happy new year to all present.

5. **Code Enforcement Officer's Report:** The CEO provided the board with copies of the latest Hancock County Planning Commission newsletter. The CEO notified the board that Vaughn Thibodeau & Sons filed a complaint in Superior Court on December 22nd. The CEO updated the board on progress with the Leadbetter project on Main Street. Start of work has been delayed, probably until spring.

6. **Unfinished Business:** None

7. **New Business:** None

8. **Other Business:**
 - A. **Continued review of proposed changes to Chapter 4 Article 5 of the Bucksport Town Code.**

The CEO provided the board with a revised version of the proposed ordinance to address comments made at the last board meeting. Other changes were also included. Each individual change was reviewed. The board requested that Section 4-506(17) reflect a simple notice requirement for committee meetings, such as posting notice at the town office. No other changes were requested.

 - B. **Review proposed Rules of Procedure.**

The CEO provided the board with a first draft of a revision of the rules of procedure for the board. Each section was given a reading and discussed.

Considerable discussion was conducted on proposed changes to the board's agenda.

- It was noted that the proposed "Limited Public Forum" would need to be tightly controlled by the chairman to ensure that its intent was preserved.
- The board was not sure if the reports by the chairman and CEO should be moved to the end of the agenda.
- The board discussed what is specifically included under "Unfinished Business."
- It was suggested that section 7.5.2 should include the actual provisions from Appendix C & K pertaining to dismissing an application, rather than just referencing them.
- It was noted that the proposed agenda does not provide any opportunity to take up an application that is not identified on the published agenda.
- Adjournment will not require a board vote. The chairman will determine when the board has concluded their business.
- The board suggested that the procedures for conducting public hearings prepared by the town attorney several years ago should remain in effect.

The board decided to continue review on the proposed rules of procedure at the next meeting, so as to allow time to consider the changes.

- 9. Discussion:** The board discussed the regulation of wind turbine facilities, wireless telecommunication facilities and commercial mineral extractions. The chairman suggested that the town's current land use ordinance does not provide opportunity for an in-depth review of any of these land uses and this was a concern.

None of these land uses will be reviewed by the board in the near future, but concern was expressed about how a review could be sufficiently conducted if an application was submitted. The CEO suggested that the new land use ordinance does provide the board with more review standards and more flexibility in requiring an in-depth analysis of these land uses to help ensure they will not create undue hardships. It was noted that a study should be undertaken to determine the benefits of these uses for the town and the state.

The board was unclear on how state and federal regulations for these land uses affect the local review and decision process. It was suggested that these regulations be made available to the board so that they may become familiar with them.

The board discussed the need for a moratorium, but did not formulate a recommendation to submit to the town council. It was noted that more specific regulations for these land uses should be considered for incorporation in the land use ordinance or in a separate ordinance. The board should take an active role in this. It was suggested that the board look at ordinances from other towns to see how these uses are regulated. The chairman suggested that board members individually conduct a research or as a committee to be formed.

Other discussion: The CEO informed the board that there will be a committee formed to review the progress made on meeting the objectives of the town's comprehensive plan. Board members will be invited to participate. The board discussed the purposes of a comprehensive plan and how it affects land use and planning.

- 10. Adjournment:** 9:55 P.M.