

**Bucksport Planning Board  
6:30 P.M., Wednesday, November 10, 2010  
Bucksport Town Office  
50 Main Street**

**SPECIAL MEETING  
MINUTES**

**1. Call to Order:** 6:30 P.M. by Chair George Hanson

**2. Roll Call**

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| <input checked="" type="checkbox"/> John Daniels | <input checked="" type="checkbox"/> Marc Curtis      | <input checked="" type="checkbox"/> George Hanson  |
| <input 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, Dave Milan Economic Development Director

**3. Review and Acceptance of Minutes:** Minutes from the November 2, 2010 meeting. The chair moved the review of the minutes to Other Business.

**4. Chairman’s Report:** No report

**5. Code Enforcement Officer’s Report:** No report.

**6. Unfinished Business**

**A. Application for approval of an expansion of an existing industry land use. The applicant proposes to expand a power generating facility with the addition of a 25 megawatt steam turbine generator and related site improvements.  
Applicant: Verso Paper**

Joe Lynch, Bill Cohen and Rick Cyr from Verso Paper and Sarah Nicholson from Woodard & Curran were present to represent the applicant.

The CEO reminded the board of where they were in the application review. The CEO and applicant conducted introductory presentations at the November 2<sup>nd</sup> meeting and the public was provided an opportunity to comment. There was some confusion about whether or not the public comment period was completed.

Ms Nicholson gave the board a brief overview of the project again. The chair decided to allow public comments again. No comments were submitted. The board then commenced the standards review.

**ENVIRONMENT STANDARDS:** The board found all of the environment objectives to be applicable. No concerns were expressed about the compliance of the application with these objectives. A condition was added requiring submission of the DEP and Army Corp of Engineers permits when they were issued. The board also asked the applicant to reestablish vegetation to the greatest practical extent near the area where existing pine trees will be removed.

**SPECIAL AREAS STANDARDS:** The board found the flood hazard objective to be applicable. The CEO has jurisdiction over the issuance of the flood hazard permit.

LOCAL AREAS STANDARDS: The board found the objectives addressing lighting, noise and smoke and dust to be applicable. No concerns were expressed about the compliance of the application with these objectives.

PUBLIC SAFETY STANDARDS: The board found the objective addressing solid waste disposal to be applicable. No concerns were expressed about the compliance of the application with this objective.

SPECIFIC USES STANDARDS: The board found Section 13.7.8 (power generating facilities) to be applicable. No concerns were expressed about the compliance of the application with this section.

DIMENSIONS STANDARDS: The board found shoreland setback, building height, property line setbacks and lot coverage standards to be applicable. No concerns were expressed about the compliance of the application with these standards.

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

ENVIRONMENT STANDARDS FINDING:

MOTION (Bamford): The proposed land use will have no impact on the environment that is contrary to the purposes of the ordinance.

SECOND (Curtis)

DISCUSSION: None

VOTE: 6-0 motion adopted

SPECIAL AREAS STANDARDS FINDING:

MOTION (Curtis): The proposed land use will have no impact on special areas that is contrary to the purposes of the ordinance.

SECOND (Belcher)

DISCUSSION: None

VOTE: 6-0 motion adopted

LOCAL AREAS STANDARDS FINDING:

MOTION (Bamford): The proposed land use will have no impact on local areas that is contrary to the purposes of the ordinance.

SECOND (Grant)

DISCUSSION: None

VOTE: 6-0 motion adopted

PUBLIC SAFETY STANDARDS FINDING:

MOTION (Curtis): The proposed land use will have no impact on public safety that is contrary to the purposes of the ordinance.

SECOND (Daniels)

DISCUSSION: None

VOTE: 6-0 motion adopted

SPECIFIC USES STANDARDS FINDING:

MOTION (Bamford): The proposed land use has met all applicable specific use standards in the ordinance.

SECOND (Grant)

DISCUSSION: None

VOTE: 6-0 motion adopted

## DIMENSIONS STANDARDS FINDING:

MOTION (Bamford): The proposed land use has met all applicable dimension standards in the ordinance.

SECOND (Curtis)

DISCUSSION: None

VOTE: 6-0 motion adopted

Upon completion of the findings, the chair confirmed that the application had been approved by virtue of the board's positive findings on all of the applicable criteria. The CEO informed the applicant that the land use permit would be issued on November 12<sup>th</sup>.

7. **New Business:** None

8. **Other Business:**

**REVIEW OF MINUTES**

The board reviewed the minutes from the November 2, 2010 meeting.

MOTION(Bamford): To approve the November 2, 2010 Minutes, as submitted.

SECOND(Curtis)

DISCUSSION: None

VOTE: 5-0-1 motion adopted (Member Hanson abstained because he did not attend the November 2nd meeting)

**SAUNDERS LETTER OF CREDIT REQUEST**

The CEO provided the board with a written request from David Saunders to release him from the requirement that he hold a letter of credit for the completion of the subdivision road in the Royal Ridge subdivision. The public works director was asked to provide the board with an inspection report on the completed road, but it was not submitted in time for review at this meeting.

MOTION(Bamford): To table Mr. Saunders' request until the next meeting.

SECOND(Grant)

DISCUSSION: None

VOTE: 6-0 motion adopted.

9. **Discussion:** The CEO informed the board that the proposed marijuana dispensary ordinance contained sign restrictions that may violate the First Amendment of the U.S. Constitution. The ordinance committee will be considering removal of these restrictions before the ordinance is submitted to the town council for their approval. It will not be necessary to return to the planning board to review the ordinance if the sign restrictions are removed.

10. **Adjournment:** 8:05pm

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary