

Bucksport Planning Board
6:30 P.M., Tuesday, January 4, 2011
Bucksport Town Office
50 Main Street

AGENDA

- 1. Call to Order**
- 2. Roll Call**

<input type="checkbox"/> John Daniels	<input type="checkbox"/> Marc Curtis	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Gail Hollowell	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the December 7, 2010, meeting.
- 4. Chair's Report**
- 5. Code Enforcement Officer's Report**
- 6. 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.
- 7. Unfinished Business:** None
- 8. New Business:**
 - A. Level 2 review of a proposed place of assembly in an existing building at 100 Main Street, tax map 32, lot 38. The applicant proposes to occupy the building with a soup & sandwich shop with indoor and outdoor seating.
Applicant: Wayne Drinkwater
- 9. Administrative Business**
 - A. Review of a proposal to amend Appendix K Land Use. The amendment will change permit expiration date provisions.
- 10. Discussion**
- 11. Adjournment**

Bucksport Planning Board
6:30 P.M., Tuesday, January 4, 2011
Bucksport Town Office
50 Main Street

MINUTES

1. Call to Order: 6:30 P.M. by Secretary Marc Curtis, acting Chair

2. Roll Call

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

3. Review and Acceptance of Minutes: Minutes from the December 7, 2010 meeting were reviewed.

MOTION(Bamford): To approve the December 7, 2010 Minutes, as submitted.

SECOND(Daniels)

DISCUSSION: None

VOTE: 4-0 motion adopted (Members Hallowell and Grant arrived after this vote.)

4. Chairman's Report: No report

5. Code Enforcement Officer's Report: No report

6. 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 from the public were submitted.

7. Unfinished Business: None

8. New Business:

**A. Level 2 review of a proposed place of assembly in an existing building at 100 Main Street, tax map 32, lot 38. The applicant proposes to occupy the building with a soup & sandwich shop with indoor and outdoor seating.
 Applicant: Wayne Drinkwater**

The CEO conducted an introductory presentation. The board was provided with information on zoning for the proposed use, the required review, and photos of the property were shown. The CEO noted that abutters were notified. A survey was missing from the application. The applicant requested that the requirement of a survey in the application be waived by the board.

The applicant described his proposed business, which will be seasonal. Year-round may be considered if business warrants. Picnic tables will be located in front of and behind the building. Tables will also be located inside. Garbage containers will be located in accordance with town code requirements. The building will be painted.

The chair determined that no board member had a conflict of interest. The board asked general questions:

What is the seating capacity? (20-24) Where will the dumpster be located? (at an area beside the building. 2 garbage cans) What are the hours? (11-6, 7 days a week) Will there be trays and paper plates? (yes, all disposable) The area is windy, paper plates for outside diners may blow around. (We will make certain that does not occur)

The acting chair invited comments from the public. No comments were submitted.

The board commenced the standards review.

ENVIRONMENT STANDARDS: The board found none of the environment objectives to be applicable. A site visit was not required for the purpose of review of these standards.

SPECIAL AREAS STANDARDS: The board found none of the special areas objectives to be applicable. A site visit was not required for the purpose of review of these standards.

LOCAL AREAS STANDARDS: The board found the objectives addressing lighting, noise and nuisance odors to be applicable. No concerns were expressed about the compliance of the application with these objectives. A site visit was not required for the purpose of review of these standards.

PUBLIC SAFETY STANDARDS: The board found the objectives addressing public safety services, public wastewater, solid waste disposal and the safety and sufficiency of streets and sidewalks to be applicable. No concerns were expressed about the compliance of the application with these objectives. A site visit was not required for the purpose of review of these standards.

SPECIFIC USES STANDARDS: The board found Section 13.15.8 (parking) to be applicable. The site plan identified off-street parking next to the building. However, it was noted that this area may not be able to be used for parking due to other uses on the property that may conflict. The board expected that this would be worked out with the property owner. Public parking in the vicinity will provide sufficient parking for the proposed use. A site visit was not required for the purpose of review of these standards.

DIMENSIONS STANDARDS: The board found no dimensional standards to be applicable. A site visit was not required for the purpose of review of these standards.

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

ENVIRONMENT STANDARDS FINDING:

There are no applicable environment objectives. A vote is not required.

SPECIAL AREAS STANDARDS FINDING:

There are no applicable special areas objectives. A vote is not required.

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 (Daniels)

DISCUSSION: None

VOTE: 6-0 motion adopted

PUBLIC SAFETY STANDARDS FINDING:

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

SECOND (Bamford)

DISCUSSION: None

VOTE: 6-0 motion adopted

DIMENSIONS STANDARDS FINDING:

There are no applicable dimensional standards. A vote is not required.

Before completing the findings, the board determined that the requirement of a boundary survey would not be required.

Upon completion of the findings, the acting 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 and mailed.

9. Administrative Business**A. Review of a proposal to amend Appendix K Land Use. The amendment will change permit expiration date provisions.**

The board reviewed the proposed amendment. A change in section 11.7.2.3 was requested to eliminate confusion. The second and last sentences were deleted. No further changes were required. A public hearing will be held at the February 1st meeting.

10. Discussion:

Member Bamford provided the board with an update on the mineral extraction ordinance preparation. It is expected that the committee will have a completed ordinance to submit for the full board review within a month or two.

The CEO provided the board with an update on the Wilson Hall issue. The town is currently attempting to serve the owner, which has proven to be difficult. As soon as this is done, the town council will hold a public hearing to determine if the building should be repaired or demolished.

11. Adjournment: 8:25pm.

Minutes prepared by
Jeffrey Hammond
Recording Secretary