

Bucksport Planning Board
6:30 P.M., Tuesday, February 4, 2014
Bucksport Town Office
50 Main Street

AGENDA
(Amended)

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

<input type="checkbox"/> Daniel See	<input type="checkbox"/> Vacant	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Gail Hallowell	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		
- 3. Review and Acceptance of Minutes:** Minutes from the January 7, 2014 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. Application for approval of a change of use from residential to commercial at 100 US Route 1. The applicant proposes to occupy the first floor of the existing building with a licensed counselor office. The current use of the first floor is a one-family dwelling. The second floor is also currently occupied as a one-family dwelling and will not be changed.

Applicant: Marie Pearson and Alicia Pearson
- 9. Administrative Business**
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Tuesday, February 4, 2014
Bucksport Town Office
50 Main Street**

MINUTES

1. **Call to Order:** 6:30 P.M. by Rosemary Bamford, Chair

2. **Roll Call**

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Daniel See | <input type="checkbox"/> Vacant | <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 type="checkbox"/> David Grant | | |

Staff present : Jeffrey Hammond, CEO

3. **Review and Acceptance of Minutes:** The draft minutes from the January 7, 2014 meeting were reviewed by the board.

MOTION(Hanson): To approve the January 7, 2014 meeting minutes as drafted.

SECOND(See)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

4. **Chair’s Report:** No report.

5. **Code Enforcement Officer’s Report:** The CEO reported on the following:

1. There will be planning board training from MMA in Brewer on May 13th. Anyone interested should make it known and they will be registered.
2. The discussion on Wilson Hall continued at the last town council meeting. It was decided to seek proposals for a structural evaluation of the building before reaching a decision about demolition.
3. The comprehensive plan update committee will meet again on February 17th to continue the data collection phase of their review.

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 public comments were received.

7. **Unfinished Business:** None

8. **New Business:**

A. Application for approval of a change of use from residential to commercial at 100 US Route 1. The applicant proposes to occupy the first floor of the existing building with a licensed counselor office. The current use of the first floor is a one-family dwelling. The second floor is also currently occupied as a one-family dwelling and will not be changed.

Applicant: Marie Pearson and Alicia Pearson

Marie Pearson and Alicia Pearson were present.

The CEO conducted an introductory presentation. The applicant was requesting approval to change the use of a space in an existing residential building at 100 US Route 1 to a commercial use. No changes to the site or interior of the building were proposed.

The applicant had complied with all initial application content requirements, except for providing a survey of the property. No abutters have expressed concerns about the proposed use, so the applicant will be requesting that the survey submission be waived.

The CEO noted that no department directors expressed concerns.

Alicia Pearson described the proposed use as two or three counselor offices. The second floor would remain a residential dwelling.

The Chair inquired if any board member had a conflict of interest or bias regarding the application. No member responded in the affirmative.

The chair invited public comments. No comments were submitted.

Upon conclusion of preliminary discussions, the board commenced their standards review.

Environment Standards: The board determined that no environment standards were applicable.

Special Areas Standards: The board determined that no special areas standards were applicable.

Local Areas Standards: The board determined that no local areas standards were applicable.

Public Safety Standards: The board determined that no public safety standards were applicable.

Specific Uses Standards: The board determined that the following specific use standard is applicable: Parking in Section 13.15.8.12. The board reviewed the proposed parking. The land use ordinance requires 5 spaces for the existing and proposed uses. It was noted that the existing parking lot on the property provided ample space for the required parking.

The board did not believe a site visit was necessary to verify compliance with the specific use standards.

Dimensions Standards: The board determined that no dimensional standards were applicable, but they would need to act on the requirement of a survey. A motion was made:

MOTION(See): To waive the requirement of a survey.

SECOND(Hallowell)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

The board commenced their findings upon conclusion of the standards review.

No environment standards were found to be applicable, so a finding on these standards was not required.

No special area standards were found to be applicable, so a finding on these standards was not required.

No local area standards were found to be applicable, so a finding on these standards was not required.

No public safety standards were found to be applicable, so a finding on these standards was not required.

MOTION(Hanson): To find that the proposed use has met all applicable specific use standards.

SECOND(See)

DISCUSSION: None

VOTE: 5-0 motion adopted

No dimension standards were found to be applicable, so a finding on these standards was not required.

Upon conclusion of their findings, the chair advised the applicant that the application had been approved. The CEO will issue a land use permit.

9. Administrative Business: None

10. Discussion: The CEO provided the board with his responses to several questions posed by Tom Martin for the comprehensive plan committee update. The board agreed that the responses were appropriate.

The CEO informed the board of a bill before the legislature to require towns to inventory all public ways, and to reevaluate all abandoned roads. It was noted that this would be an unfunded mandate if approved.

The board was provided with copies of the latest town report. It was noted that the town's zoning maps did not make the publication.

Member Hallowell announced that she will be stepping down from her position on the board, though she may stay for up to a year longer if a replacement cannot be found.

11. Adjournment: 7:42PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary