

Bucksport Planning Board
6:30 P.M., Tuesday, January 6, 2015
Bucksport Town Office
50 Main Street

AGENDA

- 1. Roll Call**

<input type="checkbox"/> Daniel See	<input type="checkbox"/> Steve Feite	<input type="checkbox"/> George Hanson
<input type="checkbox"/> Brian MacDonald	<input type="checkbox"/> Rosemary Bamford	<input type="checkbox"/> Edward Belcher
<input type="checkbox"/> David Grant		

- 2. Review and Acceptance of Minutes:** Minutes from the November 4, 2014 and December 2, 2014 meetings.

- 3. Chair's Report**

- 4. Code Enforcement Officer's Report**

- 5. 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.

- 6. Unfinished Business:** None

- 7. New Business:**
 - A. Application for approval of an off-site service business at 24 Heritage Park Road.
Applicant: Jeff Gammelin

- 8. Administrative Business:** Continued review of proposed amendments to Appendix K
Land Use Ordinance

- 9. Discussion**

- 10. Adjournment**

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50 Main Street**

MINUTES

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

2. **Roll Call**

- | | | |
|---|--|--|
| <input type="checkbox"/> Daniel See | <input checked="" type="checkbox"/> Steve Feite | <input checked="" type="checkbox"/> George Hanson |
| <input checked="" type="checkbox"/> Brian MacDonald | <input checked="" type="checkbox"/> Rosemary Bamford | <input checked="" type="checkbox"/> Edward Belcher |
| <input type="checkbox"/> David Grant | | |

Staff present : Jeffrey Hammond, CEO, and Dave Milan, Economic Development Director

3. **Review and Acceptance of Minutes:** The draft minutes from the November 4, 2014 and December 2, 2014 meetings were reviewed by the board.

MOTION(Belcher): To approve the December 2, 2014 meeting minutes.

SECOND(Feite)

DISCUSSION: None.

VOTE: 4-0-1 Motion adopted. (Member Hanson abstained because he was not present at that meeting.)

MOTION(Belcher): To approve the November 4, 2014 meeting minutes.

SECOND(Feite)

DISCUSSION: None.

VOTE: 4-0-1 Motion adopted. (Member Bamford abstained because she was not present at that meeting.)

4. **Chair’s Report:** The Chair noted that elections needed to be held for Chairman. Member Belcher volunteered to serve and was approved unanimously. The new Chair yielded to the outgoing Chair for the remainder of the meeting. A new secretary was not elected.

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

1. Member Dan See has announced his resignation from the board, effective immediately. It is likely that his position, as well as the Chair’s position will be filled before the next meeting.
2. A workshop on brownfields will be held by the HCPC on January 29th in Ellsworth. Board members are invited to attend.
3. A public forum will be held by the town council on January 10th at the Bucksport Middle School. The topic will be the future of Bucksport after the mill closure. Board members are encouraged to attend.
4. A copy of the CEO report to the town council was provided to board members.
5. A proposed amendment to Chapter 5 of the Bucksport Town Code will be reviewed by the town council on January 8th. The amendment adds permitting requirements for demolitions. If approved, it will be adopted as an emergency ordinance.
6. It is likely that the new flood maps will not be approved until sometime in 2016 due to concerns expressed from some towns about inaccuracies in the maps.

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.

Chris Johnson, from north Bucksport, encouraged the planning board to attend the public forum on Saturday.

7. **Unfinished Business:** None

8. **New Business:**

- A. **Application for approval of an off-site service business at 24 Heritage Park Road.**

Applicant: Jeff Gammelin

Dexter Johnson was present to represent the applicant.

The CEO conducted an introductory presentation. The applicant was requesting approval to change the use of a space in an existing commercial building at 24 Heritage Park Road to a commercial use involving the cutting and fabrication of stone products. No changes to the site or interior of the building were proposed, except for a small deck to be constructed at a loading dock door for a cutting platform. The board was shown photos of the location and how the land use ordinance applied to this use was explained.

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 location of property lines, so the applicant will be requesting that the survey submission be waived.

The CEO noted that no department directors expressed concerns.

Mr. Johnson explained that the applicant could not be present due to a family emergency. The Chair asked for an explanation of the stone cutting method. A chain cutter will be used. Water for cooling will be collected and disposed of in the public sewer. Dust will be collected with vacuum equipment. No objectionable odors are generated.

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. None were submitted. Authorization from the property owner was clarified by the CEO. John Wardwell was present and stated that he approved of the stone cutting operation.

The board discussed if their approval should be conditional to the length of the proposed operation, expected to wrap up next summer. It was decided that no such limitation should be imposed because of the possibility of additional work for the applicant in the future.

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

Environment Standards: The board determined that one environment standard was applicable.

- 5) **The ambient air environment is adequately protected from the detrimental effects of any air pollutant from the land use.**

Mr. Johnson stated that dust collection equipment will be used to minimize airborne dust from stone cutting.

MOTION(Hanson): A site visit is not required

SECOND(MacDonald)

DISCUSSION: None

VOTE: 5-0 motion adopted

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

MOTION(Hanson): A site visit is not required

SECOND(MacDonald)

DISCUSSION: None

VOTE: 5-0 motion adopted

Local Areas Standards: The board determined that three local areas standards were applicable.

- 2) **The land use is appropriately separated and shielded from abutting land uses and public or private ways to adequately mitigate any relevant detrimental effect.**

It was noted that the closest residential property was located approximately 1,000 feet from the building.

- 5) **Any relevant detrimental effects of noise from the land use are adequately mitigated.**

Mr. Johnson stated that the equipment decibel levels will not exceed DEP maximums at the property line. Some cutting will also take place inside the building, further reducing the noise levels outside.

- 8) **Any relevant detrimental effects of smoke and dust from the land use are adequately mitigated.**

Mr. Johnson stated that dust collection will be done with vacuum equipment.

MOTION(Hanson): A site visit is not required

SECOND(Belcher)

DISCUSSION: None

VOTE: 5-0 motion adopted

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

MOTION(Hanson): A site visit is not required

SECOND(MacDonald)

DISCUSSION: None

VOTE: 5-0 motion adopted

Specific Uses Standards: The board determined that no specific uses standards were applicable.

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:(Hanson): To waive the requirement of a survey.

SECOND:(Feite)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

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

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

SECOND: (MacDonald)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

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

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

SECOND: (Feite)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

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

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

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

SECOND: (Feite)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

MOTION: (Hanson) The proposed land use has met all applicable dimensions objectives.

SECOND: (Belcher)

DISCUSSION: None.

VOTE: 5-0 Motion adopted.

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: Continued review of proposed amendments to Appendix K Land Use Ordinance**

The CEO provided an updated draft for review. Three changes were made at the request of the board at the last meeting. The Board reviewed the changes and found them to be acceptable. The CEO suggested that it might be advisable to reduce the number of proposed changes to ensure the town council will be receptive to making the changes. After discussion, it was decided to submit the draft as prepared and let the council decide the appropriate course of action for their review. It was noted that the planning board

needed to conduct a public hearing, and it was agreed to hold the hearing at the next meeting on February 3rd.

10. **Discussion:** The CEO provided the board with a copy of a memo from the town manager. The memo referred to an interest in simplifying the permitting process and other actions to stimulate business growth in Bucksport. Similar concerns were expressed by the business community at a planning board meeting in March. The board discussed the need to take any action, except perhaps making changes that allow the CEO more involvement in approving applications for minor projects. Chris Johnson offered his views during the discussion. He suggested that it is very important that government business be entirely transparent. Broadcasting the meetings over the cable channels or internet streaming was discussed. Making application documentation available to the public, as well as improving acoustics in the council chambers was recommended.

The need for changes to zoning regulations, including implementing form-based codes was discussed. The board did not take a position on the need for any significant changes as a solution for the challenges the town has for attaining sustainable economic development.

11. **Adjournment:** 8:58PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary