

**Bucksport Planning Board**  
**6:30 P.M., Tuesday, November 1, 2016**  
**Bucksport Town Office**  
**50 Main Street**

**AGENDA**

- 1. Roll Call**  
 Mary Jane Bush                       Steve Feite                       George Hanson  
 Brian MacDonald                       Christopher Johnson                       Edward Belcher (Chair)  
 David Grant
- 2. Review and Acceptance of Minutes:** October 4, 2016 Minutes
- 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**
- 7. New Business**
- 8. Administrative Business:**
  - A. Public Hearing for proposed amendments to the Bucksport Town Code, Appendix K Land Use Ordinance, for the purpose of changing parking requirements in Section 13.15.8.7, change of use review standards in Section 10, and two definitions in Section 20.
  - B. Recommendation to Town Council on proposed amendments.
- 9. Discussion**
- 10. Adjournment**

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**MINUTES**

**1 Roll Call:** The code enforcement officer called the roll. The following members were present (if box is checked):

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Mary Jane Bush  | <input checked="" type="checkbox"/> Steve Feite         | <input checked="" type="checkbox"/> George Hanson* |
| <input checked="" type="checkbox"/> Brian MacDonald | <input checked="" type="checkbox"/> Christopher Johnson | <input checked="" type="checkbox"/> Edward Belcher |
| <input checked="" type="checkbox"/> David Grant     |   |  |

Staff present : Jeff Hammond Code Enforcement Officer

\*Member Hanson arrived after agenda item #2

**2 Review and Acceptance of Minutes:** Minutes from the October 4, 2016 meeting were reviewed.

MOTION: (Grant) To accept the minutes as prepared.

SECOND: (Feite)

DISCUSSION: None

VOTE: 5-0-1 MOTION ADOPTED (Member Bush abstained because she did not attend the October 4th meeting.)

**3 Chair’s Report:** No report

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

1. The Board of Appeals met on October 4<sup>th</sup> and granted a dimensional variance allowing a dwelling to locate less than the minimum setback from a property side line.
2. An ad seeking a developer for Wilson Hall has been sent out.
3. A major revision to Chapter 6 of the Town Code is under way.
4. A meeting with AIM was held to discuss their proposed lot division which creates a separate lot for the generating facility.
5. The Comprehensive Plan committee met to continue the preparation of the new plan. Work is nearly completed.
6. The town council will be holding a public hearing on proposed changes to Appendix K.
7. Great Pond Mountain Conservation Trust has submitted an application for approval of recreational trails on Upper Long Pond Road.

**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.

No comments were submitted.

**6 Unfinished Business:** None

**7 New Business:** None

**8 Administrative Business:**

**A. Public Hearing for proposed amendments to the Bucksport Town Code, Appendix K Land Use Ordinance, for the purpose of changing parking requirements in Section 13.15.8.7, change of use review standards in Section 10, and two definitions in Section 20.**

The CEO provided the board with a brief summary of the proposed changes. The chair opening the public hearing at 7:10PM to receive comments from the public. There was no public in attendance. Member Johnson expressed his opposition to the proposed change in Section 13.15.8.7 that would allow public parking to satisfy the parking needs for any land use on Main Street, noting that he believed the change is not an appropriate way to deal with downtown parking issues. The board discussed this change and shared similar reservations about the change.

Member Johnson then expressed his opposition to the proposed changes to Section 10, stating that he believed the changes would minimize the planning board's role in land development projects. Other comments from the board noted no concerns about the changes.

The chair closed the public hearing at 7:20PM.

**B. Recommendation to Town Council on proposed amendments.**

The board considered a motion for the recommendation to the town council for the proposed changes to Appendix K:

MOTION: (Hanson) To recommend approval of all of the proposed changes to Appendix K.

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 0-7 MOTION FAILED

The board then considered a second motion for the recommendation to the town council for the proposed changes to Appendix K:

MOTION: (Belcher) To recommend approval of all of the proposed changes to Appendix K, except the change to Section 13.15.8.7.

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 6-1 MOTION ADOPTED (Johnson opposed)

The board then considered a third motion for the recommendation to the town council for the proposed change to Section 13.15.8.7:

MOTION: (Hanson) To recommend denial of the change to Section 13.15.8.7.

SECOND: (Bush)

DISCUSSION: None

VOTE: 7-0 MOTION ADOPTED

**9 Discussion: None**

**10 Adjournment: 8:00PM**

Minutes prepared by Jeffrey Hammond, Recording Secretary