

Bucksport Planning Board
6:30 P.M., Tuesday, April 4, 2017
Bucksport Town Office
50 Main Street

AGENDA

1. Roll Call

- | | | |
|--|---|--|
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Steve Feite | <input type="checkbox"/> George Hanson |
| <input type="checkbox"/> Brian MacDonald | <input type="checkbox"/> Edward Belcher | <input type="checkbox"/> Christopher Johnson |
| <input type="checkbox"/> David Grant | | |

Planning Board Chair: Brian MacDonald Planning Board Secretary: Steve Feite

2. Review and Acceptance of Minutes: March 7, 2017 meeting.

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: None

8. Administrative Business:

- A. Review of land uses allowed in the Industry Development District (continued discussion)
- B. Proposed dimensional changes in the DTS District (continued discussion)

9. Discussion

10. Adjournment

Bucksport Planning Board
6:30 P.M., Tuesday, April 4, 2017
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MINUTES

1. Roll Call: 6:30pm by Chair MacDonald

- | | | |
|---|---|--|
| <input type="checkbox"/> Vacant | <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

Planning Board Chair: Brian MacDonald Planning Board Secretary: Steve Feite

2. Review and Acceptance of Minutes: The draft minutes for the March 7, 2017 meeting were reviewed.

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

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED (Member Feite arrived shortly after this vote)

3. Chair's Report: None

4. Code Enforcement Officer's Report:

1. The Lighthouse Art Center has received its occupancy approval and is scheduled to open for business on April 22nd.
2. Lewis & Malm Architects has moved to their new location at 119 Main Street.
3. The economic development committee will be meeting on April 6th to discuss a request for the installation of a gate on the waterfront walkway by the motel.
4. The town's new Comprehensive Plan has received state approval. Next, town council approval is needed. A public hearing is required.
5. A grant request for Wilson Hall has been rejected.
6. The town has installed panic buttons in the town office to be used in the event of an emergency.

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 received.

6. Unfinished Business: None

7. New Business: Member Johnson reported that he had attended a sustainability conference and asked for an opportunity to share information he obtained from the conference at the next meeting. The board agreed to have this posted as an agenda item for the June 6th meeting.

8. Administrative Business:

- A. Review of land uses allowed in the Industry Development District (continued discussion)**

The CEO provided board members with a list of land uses that might be suitable for ID and IDO Districts now that the paper mill has been removed. The board went through the list and conducted a discussion about the proposed uses, the location of the districts, and possibly needing to rename the districts to recognize that more than just heavy industry businesses are likely to be developed at the former mill site.

This approach was suggested due to the more difficult approach of establishing conditional uses and deciding what conditions should be applied, which was a proposal discussed at last month's meeting.

B. Proposed dimensional changes in the DTS District (continued discussion)

The CEO reminded the board about the ongoing discussions with DEP regarding proposed changes to dimensional standards in the DTS District. The board has rejected DEP's suggestion that existing lots be prohibited from dividing into 1,000 square foot lots, and their suggestion that the waterfront be protected with a conservation easement. It was suggested that the board should provide some indication that protecting the waterfront from development is a high priority to the town. A 25 foot setback from the walkway was proposed. It would apply to buildings, decks, patios and parking lots. The board discussed this proposal and agreed to submit it to DEP.

- 9. Discussion:** It was noted that the board will be conducting a public hearing at their May meeting to hear comments about retail marijuana establishments and social clubs.

- 10. Adjournment:** 8:20PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary