

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, February 6, 2018
Bucksport Town Office
50 Main Street**

AGENDA

1. Roll Call

- | | | |
|-------------------------------------------------|-----------------------------------------|----------------------------------------------|
| <input type="checkbox"/> James Morrison | <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 checked="" type="checkbox"/> David Grant | | |

Planning Board Chair: Brian MacDonald

Planning Board Secretary: Steve Feite

2. Review and Acceptance of Minutes: January 2, 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:

A. PUBLIC HEARING: Proposed Contract Zone Agreement to allow a 60-lot mobile home park in the R1DCR, R1SL & RPO Districts on a lot fronting Central Street, identified on Town Tax Map 5 as Lot 22.

Applicant: Michael Hawes

B. CONTINUED REVIEW: Proposed Contract Zone Agreement to allow a 60-lot mobile home park in the R1DCR, R1SL & RPO Districts on a lot fronting Central Street, identified on Town Tax Map 5 as Lot 22.

Applicant: Michael Hawes

7. New Business: None

8. Administrative Business

9. Discussion

10. Adjournment

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, February 6, 2018
Bucksport Town Office
50 Main Street**

MINUTES

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

- | | | |
|-----------------------------------------------------|----------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> James Morrison | <input checked="" type="checkbox"/> Steve Feite | <input checked="" type="checkbox"/> George Hanson |
| <input checked="" type="checkbox"/> Brian MacDonald | <input checked="" type="checkbox"/> Edward Belcher | <input checked="" 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: Minutes from the January 2, 2018 meeting were reviewed.

MOTION (Hanson): To approve the minutes as drafted.

SECOND (Belcher)

DISCUSSION: None

VOTE: 6-0 Motion was adopted.

3. Chair's Report: None

4. Code Enforcement Officer's Report: The CEO reported that there will be a training opportunity for planning board members in Ellsworth on March 29th.

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.

Susan Lessard, Town Manager, introduced herself to the board and thanked the board for their service.

6. Unfinished Business:

A. PUBLIC HEARING: Proposed Contract Zone Agreement to allow a 60-lot mobile home park in the R1DCR, R1SL & RPO Districts on a lot fronting Central Street, identified on Town Tax Map 5 as Lot 22.

Applicant: Michael Hawes

The Chair opened the public hearing at 6:40pm.

The CEO conducted a presentation to explain the purpose of the contract zone request and where the property was located.

Don White asked about setbacks and possible impacts to a proposal to place solar panels on the town's nearby closed landfill.

Peter Stewart offered his support for the proposed mobile home park.

The Chair closed the public hearing at 6:49pm.

**B. CONTINUED REVIEW: Proposed Contract Zone Agreement to allow a 60-lot mobile home park in the R1DCR, R1SL & RPO Districts on a lot fronting Central Street, identified on Town Tax Map 5 as Lot 22.
Applicant: Michael Hawes**

The board conducted a discussion about the proposed mobile home park and the content of the draft agreement. It was noted that the agreement contained a list of conditions that could be modified by the board before issuing a decision. There was a discussion about the suitability of mobile home parks near the public water supply. A question was raised about how mobile home parks would be regulated to prevent nuisance conditions. A comment was made that a well-designed waste treatment system would protect the water supply. A question was raised about how the 55 and older restriction would be enforced.

The Chair asked if the board wished to make any changes to the draft agreement. No changes were proposed. A motion was then made:

MOTION: (Hanson) To approve the draft contract zone agreement as written.

SECOND: (Morrison)

DISCUSSION: None

VOTE: 4-2 Motion adopted (Feitz and Johnson opposed)

The CEO explained that the contract zone proposal will be sent to the Town Council for their approval.

7. **New Business:** None
8. **Administrative Business:** None
9. **Discussion:** Member Feite noted that Mr. Hawes should be informed about the state's phosphorus control manual to help prepare him for the subdivision review.
10. **Adjournment:** 7:31PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary