

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, July 10, 2018  
Bucksport Town Office  
50 Main Street**

**AGENDA**

**1. Roll Call**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Steven Bishop   | <input type="checkbox"/> Steve Feite    | <input type="checkbox"/> George Hanson |
| <input type="checkbox"/> Brian MacDonald | <input type="checkbox"/> Edward Belcher | <input type="checkbox"/> Jay Durost    |
| <input type="checkbox"/> David Grant     |   |  |

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

**2. Review and Acceptance of Minutes:** June 5, 2018 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:**

- A.      Application review for a proposed three-lot subdivision.

Applicant: Bucksport Mill LLC

A public hearing will be conducted during this application review.

**8. Administrative Business:**

**9. Discussion**

**10. Adjournment**

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, July 10, 2018  
Bucksport Town Office  
50 Main Street**

**MINUTES**

**1. Roll Call**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Steven Bishop   | <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"/> Jay Durost    |
| <input type="checkbox"/> David Grant                |  |   |

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

**2. Review and Acceptance of Minutes:** June 5, 2018 Minutes

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

SECOND: (Belcher)

DISCUSSION: None

VOTE:6-0 MOTION ADOPTED

**3. Chair's Report:** No report

**4. Code Enforcement Officer's Report:** No report

**5. Limited Public Forum:**

Linda Greger, 71 Spruce Street, asked if the board would consider making changes to the land use ordinance that would allow meeting facilities in the Village District. The CEO explained that this is a prohibited use in this district, which is intended primarily for residential uses. The board thought there might be something that could be done and asked the CEO for suggestions to be reviewed at the next meeting.

**6. Unfinished Business:** None

**7. New Business:**

**A. Application review for a proposed three-lot subdivision.**

**Applicant: Bucksport Mill LLC**

**A public hearing will be conducted during this application review.**

Attorney Laura Rideout was present to represent the applicant. The CEO conducted a presentation that included videos of the property to be subdivided. Ms Rideout described the purpose of the application and noted that she believed all applicable subdivision requirements were met. One exception is the requirement of a vegetated buffer in the shoreland portion of one lot. A waiver was requested. The board discussed the waiver and a motion was made:

MOTION: (Bishop) To grant a waiver of the vegetated buffer standard.

SECOND: (Belcher)

DISCUSSION: There was a brief discussion about the purpose of the waiver.

VOTE:5-1 MOTION ADOPTED (Member Hanson opposed)

The chair opened the public hearing at 7:20pm. Jason Mitchell, representing Whole Oceans, stated that he is in favor of the subdivision as it will allow his company to purchase the property where they would like to locate their salmon farm business. The chair closed the public hearing at 7:22pm.

The CEO asked the board to rule on the need for a site visit. A motion was made:

MOTION: (Feite) A site visit is not required.

SECOND: (Belcher)

DISCUSSION: None

VOTE:6-0 MOTION ADOPTED

The CEO asked the board to rule on the completeness of the application. A motion was made:

MOTION: (Durost) The application is complete.

SECOND: (Belcher)

DISCUSSION: None

VOTE:6-0 MOTION ADOPTED

The board conducted a standards review using the draft findings prepared by the applicant. There were no concerns expressed about the standards the applicant proposed were not applicable. The board then conducted their findings, making a formal finding for each standard. The motion was phrased the same for each standard, that is to make a positive finding that a standard was either met or was not applicable. Except for standard #3, a positive finding was adopted unanimously for each standard. A positive finding was made for standard # 3 with a 5-1 vote (Member Hanson opposed).

The subdivision application was approved with a final 6-0 vote, noting that the approval required two minor typographical errors to be corrected on the plan prior to recording. The errors were corrected on site and the plans were signed by board members.

8. **Administrative Business:** The board conducted a brief follow-up discussion about meeting facilities in the Village District.
9. **Discussion:** None
10. **Adjournment:** 8:50pm

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary