

**Bucksport Planning Board
Special Meeting
6:30 P.M., Thursday, September 20, 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: September 4, 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 for approval of a change of a nonconforming use to another nonconforming use. The proposal is to allow an existing buildings at 3 River Road to be occupied with a place of worship in the Industry Development District. A second building will be occupied as a storage building.
Applicant: Bucksport United Methodist Church

8. Administrative Business

9. Discussion

10. Adjournment

**Bucksport Planning Board
Special Meeting
6:30 P.M., Thursday, September 20, 2018
Bucksport Town Office
50 Main Street**

MINUTES

1. Roll Call

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

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

2. Review and Acceptance of Minutes: September 4, 2018 special meeting.

MOTION: (Grant) To approve the September 4, 2018 minutes as drafted.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 Motion adopted

3. Chair's Report: None

4. Code Enforcement Officer's Report: None

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 public comments were submitted.

6. Unfinished Business: None

7. New Business:

- A. Application for approval of a change of a nonconforming use to another nonconforming use. The proposal is to allow an existing buildings at 3 River Road to be occupied with a place of worship in the Industry Development District. A second building will be occupied as a storage building.
Applicant: Bucksport United Methodist Church**

Pastor Peter Remick was present to represent the applicant. Realtor Doug Erickson spoke to the board on behalf of the applicant.

The CEO conducted an introductory presentation to identify the site and explain why the application required planning board approval. The CEO noted that department directors reviewed the application and expressed no concerns. Abutters were notified, but none expressed any concerns.

Pastor Remick and Mr. Erickson answered general questions from the board about the proposed use of the property. The existing fitness center will be occupied with a church providing a maximum seating of 120. The former credit union building will be occupied as a storage building for the church. No site improvements are planned.

The board determined that no member had a bias that would require their recusal from the application review.

The public was invited to comment. No comments were submitted.

The board then commenced the application review.

ENVIRONMENT STANDARDS

The board reviewed the environment standards and found none to be applicable.

SPECIAL AREAS STANDARDS

The board reviewed the special areas standards and found none to be applicable.

LOCAL AREAS STANDARDS

The board reviewed the local areas standards and found none to be applicable.

PUBLIC SAFETY STANDARDS

The board reviewed the public safety standards and found none to be applicable.

SPECIFIC USES STANDARDS

DOCUMENTATION: The board noted that parking requirements identified in section 13.15.8.12 will be met and exceeded. 2 spaces for employees are required, and 30 additional spaces are required. The applicant noted that the parking spaces across Franklin Street may also be conveyed if they are shown to be on AIM property. The CEO suggested that the parking spaces are likely to be in the public right of way and not owned by AIM. The board determined that these spaces were not needed.

It was also noted that easements would be required from abutting property owners to access the required parking spaces.

DIMENSIONS STANDARDS

DOCUMENTATION: The board did not find any dimensional standards to be applicable.

Upon completion of their standards review, the board conducted the findings.

The board found during their application review that there were no applicable environmental standards, so a vote was not required for a final finding on these standards.

The board found during their application review that there were no applicable local areas standards, so a vote was not required for a final finding on these standards.

The board found during their application review that there were no applicable special areas standards, so a vote was not required for a final finding on these standards.

The board found during their application review that there were no applicable public safety standards, so a vote was not required for a final finding on these standards.

MOTION: (Feite) To find that there is clear and convincing evidence in the record to support the conclusion that the applicable specific uses standards have been met.

SECOND: (Grant)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

The board found during their application review that there were no applicable dimensional standards, so a vote was not required for a final finding on these standards.

Upon conclusion of the findings, a motion was made regarding the issuance of a land use permit by the CEO:

MOTION: (Feite) To require a copy of the recorded deed and easements to be submitted to the CEO before a land use permit may be issued.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 Motion adopted

8. Administrative Business: The CEO asked the board to schedule a special meeting in October to allow the mobile home subdivision applicant time to prepare documentation that will not be ready for the board's regular meeting on October 2nd. The board agreed to hold a special meeting on October 18th.

9. Discussion: None

10. Adjournment: 7:42pm

Minutes prepared by
Jeffrey Hammond
Recording Secretary