

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, December 4, 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: November 6, 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 commercial agriculture land use on River Road, Tax Map 17, Lot 21.
Applicant: Peter Spooner Sr

8. Administrative Business:

- A. Continued review of proposed changes to Appendix K
B. Review of Catholic Cemetery shoreland revegetation
C. Elections of Chair and Secretary for 2019

9. Discussion

10. Adjournment

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, December 4, 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: November 6, 2018 special meeting.

MOTION: (Durost) To approve the November 6, 2018 minutes as drafted.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 Motion adopted

3. Chair's Report: None

4. Code Enforcement Officer's Report: The CEO reported the following:

1. A public hearing on Wilson Hall is scheduled for December 13th.
2. A meeting of the regulatory review committee is scheduled for December 13th to discuss truck traffic regulations.
3. Pemaquid Mussel Farms is planning to open this week.
4. Greenhead Lobster has begun construction of their foundation.

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.

Allen Esposito spoke in favor of allowing the retail sales of marijuana in Bucksport.
Michael Fitch spoke in favor of allowing retail sales of marijuana in Bucksport.

6. Unfinished Business: None

7. New Business:

**A. Application for approval of a commercial agriculture land use on River Road,
Tax Map 17, Lot 21.**

Applicant: Peter Spooner Sr

Peter Spooner was present to represent.

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.

Mr. Spooner answered general questions from the board about the proposed use of the property, which involves the growing and selling of Christmas trees.

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 a motion was made:

MOTION: (Hanson) To find that none of the environmental standards are applicable to the proposed land use.

SECOND: (Feite)

DISCUSSION: None

VOTE: 6-0 Motion adopted

SPECIAL AREAS STANDARDS

The board reviewed the special areas standards and a motion was made:

MOTION: (Belcher) To find that none of the special areas standards are applicable to the proposed land use.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 6-0 Motion adopted

LOCAL AREAS STANDARDS

The board reviewed the local areas standards and a motion was made:

MOTION: (Feite) To find that none of the local areas standards are applicable to the proposed land use.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 6-0 Motion adopted

PUBLIC SAFETY STANDARDS

The board reviewed the public safety standards and found that #6 was applicable.

The safety and sufficiency of streets and sidewalks are adequately protected from any relevant detrimental effects of the land use.

The board discussed site distance concerns brought to their attention by the CEO and confirmed by Mr. Spooner. A clear view of traffic coming from the south was an issue at the northern entrance. The board asked that the police chief and public works director inspect the entrances and report their findings to the board.

SPECIFIC USES STANDARDS

The board noted that parking requirements identified in section 13.15.8.12 will be met. 1 space for each employee is required, and 5 additional spaces are required. Mr. Spooner stated that there is sufficient space to meet these requirements without having to install additional gravel surfaces.

DIMENSIONS STANDARDS

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 was one applicable public safety standard. A motion was made:

MOTION: (Belcher) To find that the proposed land use will have no impact on public safety that is contrary to the purposes of this ordinance. This finding is subject to confirmation from the police chief and public works director that there is no traffic hazard at either entrance.

SECOND: (Durost)

DISCUSSION: None

VOTE: 6-0 MOTION ADOPTED

The board found during their review that there was one applicable specific use standard. The land use is subject to providing a total of six parking spaces. A motion was made:

MOTION: (Hanson) 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: (Feite)

DISCUSSION: None

VOTE: 6-0 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, the board concluded that the proposed land use will not have any impact that is contrary to the purposes of Appendix K Land Use and, therefore, the application is approved. The board noted the entrance condition that needed to be met. A permit is also required from MDOT for the entrance added by Mr. Spooner.

8. Administrative Business:

A. Continued review of proposed changes to Appendix K

The board reviewed proposed changes that included Resource Protection zone changes, land use changes in the ID and IDO Districts, new accessibility standards, and other miscellaneous changes. The board rejected a proposal to allow residential uses in the C2 District and, instead, is recommending that one lot in C2 be changed to Village, which is a district that borders the lot. A first reading of all of the proposed changes was scheduled for December 18th.

B. Review of Catholic Cemetery shoreland revegetation

The CEO showed a video of the trees that were planted at the Catholic Cemetery on Silver Lake Road to correct a clearing violation in the shoreland zone. The board was satisfied that the violation had been adequately addressed.

C. Elections of Chair and Secretary for 2019

The board elected Brian MacDonald to continue serving as chairman and Steve Feite to continue serving as secretary for the ensuing year.

9. Discussion:

The CEO informed the board that an application had been submitted for a change of a nonconforming use to another nonconforming use and asked if it could be reviewed at the December 18th special meeting after the board completes the first reading of the land use ordinance changes. The board agreed to conduct the application review at that meeting.

10. Adjournment: 8:22pm

Minutes prepared by
Jeffrey Hammond
Recording Secretary