

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, April 2, 2019
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: March 5, 2019 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 an amendment to the Wardwell Commercial Subdivision to create one new lot from land shown on tax map 2 as lot 7.
Applicant: Robert Wardwell & Sons Inc.
- B. Application for approval of a 3-lot subdivision involving a parcel of land shown on town tax map 1 as lots 87, 89 and 90. A public hearing will be conducted during the review of this application.
Applicant: Bucksport Mill LLC
- C. Application for approval of an amendment to the 4-lot Bucksport Mill LLC Subdivision to move a lot line.
Applicant: Bucksport Mill LLC

8. Administrative Business

9. Discussion

10. Adjournment

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, April 2, 2019
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 checked="" type="checkbox"/> David Grant | | |

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

2. Review and Acceptance of Minutes: March 5, 2019 meeting.

MOTION: (Durost)
SECOND: (Feite)
DISCUSSION: None
VOTE: 7-0 motion adopted

3. Chair's Report: None

4. Code Enforcement Officer's Report: The CEO asked the board to schedule a special meeting for MMA's site plan approval. The board set a special meeting for April 16th at 6:30pm.

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 submitted.

6. Unfinished Business: None

7. New Business:

**A. Application for approval of an amendment to the Wardwell Commercial Subdivision to create one new lot from land shown on tax map 2 as lot 7.
Applicant: Robert Wardwell & Sons Inc.**

(This application was actually reviewed at the end of new business items due to the absence of the applicant when the chair read out the agenda item. The record of the reviews will be kept in the original order in the minutes)

Surveyor Alan Gordon Jr was present to represent the applicant. The CEO displayed the proposed amendment on the screen. The purpose of subdivision amendment was to create a new lot containing an existing commercial building.

Mr. Gordon answered questions from the board. The board expressed no concerns about the documentation by the applicant verifying compliance with applicable standards. They decided to conduct the findings.

Criterion 1: Lots and Blocks

MOTION: (Feite) To make a positive finding for Criterion 1.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 2: Streets

MOTION: (Hanson) To make a positive finding for Criterion 2.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 3: Traffic and Access Management

MOTION: (Belcher) To make a positive finding for Criterion 3.

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 4: Utilities

MOTION: (Belcher) To make a positive finding for Criterion 4.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 5: Groundwater

MOTION: (Grant) To make a positive finding for Criterion 5.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 6: Wastewater

MOTION: (Grant) To make a positive finding for Criterion 6.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 7: Solid Waste

MOTION: (Grant) To make a positive finding for Criterion 7.

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 8: Erosion Control

MOTION: (Belcher) To make a positive finding for Criterion 8.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 9: Buffers

MOTION: (Durost) To make a positive finding for Criterion 9.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 10: Natural Resources

MOTION: (Grant) To make a positive finding for Criterion 10-1.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION: (Durost) To make a positive finding for Criterion 10-2.

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION: (Grant) To make a positive finding for Criterion 10-3.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION: (Durost) To make a positive finding for Criterion 10-4.

SECOND: (Grant)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION: (Grant) To make a positive finding for Criterion 10-5.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

MOTION: (Grant) To make a positive finding for Criterion 10-6.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 11: Scenic and Historic Areas

MOTION: (Grant) To make a positive finding for Criterion 11.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 12: Floodplain Management

MOTION: (Belcher) Criterion 12 is not applicable.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 13: Reserved Land

MOTION: (Durost) Criterion 13 is not applicable.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 14: Financial and Technical Capacity

MOTION: (Grant) To make a positive finding for Criterion 14.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 15: Zoning and Land Use

MOTION: (Grant) To make a positive finding for Criterion 15

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 16: Clustered Developments

MOTION: (Hanson) Criterion 16 is not applicable.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 17: Mobile Home Parks

MOTION: (Hanson) Criterion 17 is not applicable.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Upon completion of their findings, a motion was made for approval of the application:

MOTION: (Hanson) To approve the amended subdivision plan

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

B. Application for approval of a 3-lot subdivision involving a parcel of land shown on town tax map 1 as lots 87, 89 and 90. A public hearing will be conducted during the review of this application.

Applicant: Bucksport Mill LLC

Attorney Michael Lane was present to represent the applicant. The CEO displayed the proposed subdivision on the screen. The purpose of subdivision was to divide a parcel of land owned by Bucksport Mill LLC into three lots, one of which has been conveyed.

Mr. Lane answered board questions and asked the board to conduct its review and findings based on the draft document prepared for their review. The board reviewed the draft standards review and noted no concerns with the proposed language justifying compliance with those standards. Upon completion of this review, the board conducted their findings.

Criterion 1: Lots and Blocks

MOTION: (Grant) To make a positive finding for Criterion 1.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 2: Streets

MOTION: (Durost) To make a positive finding for Criterion 2.

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 3: Traffic and Access Management

MOTION: (Durost) To make a positive finding for Criterion 3.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 4: Utilities

MOTION: (Grant) To make a positive finding for Criterion 4.

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 5: Groundwater

MOTION: (Grant) To make a positive finding for Criterion 5.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 6: Wastewater

MOTION: (Hanson) To make a positive finding for Criterion 6.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 7: Solid Waste

MOTION: (Hanson) To make a positive finding for Criterion 7.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 8: Erosion Control

MOTION: (Durost) To make a positive finding for Criterion 8.

SECOND: (Hanson)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 9: Buffers

MOTION: (Durost) To make a positive finding for Criterion 9.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 10: Natural Resources

MOTION: (Durost) To make a positive finding for Criterion 10

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 11: Scenic and Historic Areas

MOTION: (Hansont) To make a positive finding for Criterion 11.

SECOND: (Durost)

DISCUSSION: None

VOTE: 7-0 motion adopted

Criterion 12: Floodplain Management

MOTION: (Durost) To make a positive finding for Criterion 11
SECOND: (Belcher)
DISCUSSION: None
VOTE: 7-0 motion adopted

Criterion 13: Reserved Land

MOTION: (Durost) To make a positive finding for Criterion 13
SECOND: (Belcher)
DISCUSSION: None
VOTE: 7-0 motion adopted

Criterion 14: Financial and Technical Capacity

MOTION: (Durost) To make a positive finding for Criterion 14.
SECOND: (Feite)
DISCUSSION: None
VOTE: 7-0 motion adopted

Criterion 15: Zoning and Land Use

MOTION: (Hanson) To make a positive finding for Criterion 15
SECOND: (Durost)
DISCUSSION: None
VOTE: 7-0 motion adopted

Criterion 16: Clustered Developments

MOTION: (Feite) To make a positive finding for Criterion 16
SECOND: (Durost)
DISCUSSION: None
VOTE: 7-0 motion adopted

Criterion 17: Mobile Home Parks

MOTION: (Feite) To make a positive finding for Criterion 17
SECOND: (Durost)
DISCUSSION: None
VOTE: 7-0 motion adopted

Upon completion of their findings, a motion was made for approval of the application:

MOTION: (Hanson) To approve the subdivision plan
SECOND: (Belcher)
DISCUSSION: None
VOTE: 7-0 motion adopted

The board belatedly held the required public hearing when the chair noticed it on the agenda. No public comments were submitted.

**C. Application for approval of an amendment to the 4-lot Bucksport Mill LLC
Subdivision to move a lot line.
Applicant: Bucksport Mill LLC**

Attorney Michael Lane was present to represent the applicant. The CEO displayed the proposed amended subdivision on the screen. The purpose of amendment was to relocate one lot line in order to remove an existing smoke stack from the lot to be conveyed to MMA.

Mr. Lane answered board questions and asked the board to conduct its review and findings based on the draft document prepared for their review.

The board noted that they had thoroughly reviewed the prepared documents and, owing to the simplicity of the proposed amendment and no concerns noted, decided to take one vote to approve the proposed amendment.

MOTION: (Hanson) To approve the amended subdivision plan

SECOND: (Feite)

DISCUSSION: None

VOTE: 7-0 motion adopted

8. Administrative Business: None

9. Discussion: None

10. Adjournment: 8:07PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary