

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, November 5, 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:** October 1, 2019 Meeting.
October 29, 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 to amend an approved subdivision plan: Woodland Heights
Applicant: Town of Bucksport

8. Administrative Business

9. Discussion

10. Adjournment

**Bucksport Planning Board
Meeting
6:30 P.M., Tuesday, November 05, 2019
Bucksport Town Office
50 Main Street**

MINUTES

1. Roll Call

- Steven Bishop Steve Feite George Hanson
- Brian MacDonald Edward Belcher Jay Durost
- David Grant

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

2. Review and Acceptance of Minutes:

- A. Motion: To approve the October 1, 2019 minutes as drafted. (Durost)
- B. Second: (Feite)
- C. Discussion: None
- D. Vote: 7-0 Motion adopted.

- E. Motion: To approve the October 29, 2019 minutes as drafted. (Durost)
- F. Second: (Bishop)
- G. Discussion: None
- H. Vote: 7-0 Motion adopted.

3. Chair’s Report:

- A. None

4. Code Enforcement Officer’s Report:

- A. 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.

- A. None

6. Unfinished Business:

- A. None

7. New Business:

- A. Application to amend an approved subdivision plan: Woodland Heights
 - i. Applicant: Town of Bucksport

- B. CEO gave a brief description of the history of the lot and why this situation has come up.

- i. Lot was originally supposed to be a road connecting Woodland Heights to Forest Hill.
- ii. Residents in the subdivision requested the roads not be connected.
- iii. The lot was then deeded to the Town of Bucksport.
- iv. The road commissioner gave permission to for the Veilleux family to place a driveway and turn around on the town owned lot.
 - 1. No property transfer or formal easement was granted at that time.
 - 2. The Veilleux family made expensive improvements building up the lot and paving.
- v. The owner of Map 2 Lot 43, Linda Greer, has now requested permission to use the Veilleux's driveway to access her lot.
- vi. The town proposes to deed the land directly abutting the Veilleux's property to the Veilleux Family.
- vii. The town proposes to deed the strip of land to the north of the Veilleux property to the abutters on either side, divided down the center.
- viii. The town proposed to retain the strip of land to the south of the Veilleux property so as to allow Linda Greer to access her lot.

C. CEO showed pictures and satellite images of the area to familiarize the board with the area.

D. Chair asked if the public had questions.

- i. Mr. Juric, on behalf of the Veilleux Family asked a few questions about the proposed lot lines.
- ii. Linda Greer asked a few questions about the lot lines.

E. CEO stated that new deeds for each lot would have to be created and would contain easements for the town sewer and water.

F. The chair asked if there was any objections or concerns from the town.

- i. Town Manager Sue Lessard spoke to the board and let them know that this proposal came from the town council, however because it was originally part of a subdivision a planning board approval of the amendment is required. What the council is proposing simply memorializes what is already being done. This would not add or subtract from anything anyone has been doing in the past twenty years.
- ii. Belcher expressed concern about the property having to be dug up in order to access sewer or water lines.
- iii. Belcher asked if the new land would be taxable
- iv. Town Manager stated that the increase in acreage would be taxable but that the improvements are already included in the assessment. Tax increase would be very minor.

G. Chair asked what the council wanted to proceed.

- i. Motion: (Bishop) To approve the amended subdivision plan
- ii. Second: (Durost)
- iii. Discussion:
 - 1. Hanson stated that he still had concerns about the easements.
 - 2. Bishop stated the he did not believe that is an issue because the town is retaining ownership of the portion of land that contains the easement for CMP.
 - 3. Vote: 6-1 motion adopted. Belcher voted against.

8. Administrative Business:

- A. CEO explained that the Bucksport Mill Subdivision Amendment drawings that were approved on October 29th were not all signed and therefore only drawing one was able to be registered at the registry of deeds. Drawings two and three are here tonight for signatures. There have been no changes since the amendment was approved last week.
- B. The board signed the documents for the approved subdivision amendments.

9. Discussion:

- A. None

10. Adjournment: 7:17pm

Minutes prepared by
Luke Chiavelli
Recording Secretary