

Bucksport Planning Board
6:30 P.M., Tuesday, December 6, 2016
Bucksport Town Office
50 Main Street

AGENDA

- 1. Roll Call**
 Mary Jane Bush Steve Feite George Hanson
 Brian MacDonald Christopher Johnson Edward Belcher (Chair)
 David Grant
- 2. Review and Acceptance of Minutes:** November 1, 2016 Minutes
- 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**
- 7. New Business:**
 - A. Application for approval of an Outdoor Recreation land use on Upper Long Pond Road, Tax Map 16 Lot 21. The applicant proposes to construct a public recreational trail and parking area.
Applicant: Great Pond Mountain Conservation Trust
- 8. Administrative Business:**
 - A. Review of draft letter to DEP proposing changes to dimensional standards for the Downtown Shoreland District.
 - B. Review of letter from Friends of Silver Lake.
- 9. Discussion**
- 10. Adjournment**

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6:30 P.M., Tuesday, December 6, 2016
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MINUTES

1. Roll Call: The code enforcement officer called the roll. The following members were present (if box is checked):

- | | | |
|---|---|--|
| <input type="checkbox"/> Mary Jane Bush | <input checked="" type="checkbox"/> Steve Feite | <input checked="" type="checkbox"/> George Hanson |
| <input checked="" type="checkbox"/> Brian MacDonald | <input checked="" type="checkbox"/> Christopher Johnson | <input checked="" type="checkbox"/> Edward Belcher |
| <input type="checkbox"/> David Grant | | |

Staff present : Jeff Hammond Code Enforcement Officer

2. Review and Acceptance of Minutes: Minutes from the November 1, 2016 meeting were reviewed.

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

SECOND: (Johnson)

DISCUSSION: None

VOTE: 5-0 MOTION

3. Chair’s Report: No report

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

1. The town council has adopted all of the proposed changes to Appendix K, including one change the board recommended not be adopted.
2. An unpermitted business has been identified on Heritage Park Road. The owner is being contacted.
3. The Leadbetter project on Route 1 has received two complaints. One about stormwater flooding, the other about trees being cut. Both complaints are being addressed.
4. Wilson Hall was vandalized recently. The front door was damaged and needed to be replaced. No damage was done inside. Efforts are underway to get estimates to remove a portion of the bell tower.
5. Building permit activity remains slow.

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: (Taken up after Item 8)

A. Application for approval of an Outdoor Recreation land use on Upper Long Pond Road, Tax Map 16 Lot 21. The applicant proposes to construct a public recreational trail and parking area.

Applicant: Great Pond Mountain Conservation Trust

Jennifer Riefler was present to represent the applicant. The CEO described the project, but did not have any photos to show. Ms Riefler answered questions from the board. Member Johnson stated that he may have a bias because of his involvement with GPMCT. After discussion, the board voted 4-0 to recuse Member Johnson.

The public was asked for comments. No comments were submitted.

The board conducted the application review and found three standards to be applicable.

Environment Standards: Soil erosion was discussed and it was determined that appropriate erosion and sedimentation measures would be taken.

Public Safety Standards: The board discussed the ability for emergency vehicles to get to the property. It was determined that the road was maintained to the extent necessary to allow for vehicular traffic. The board discussed sanitary facilities. It was determined that an outhouse would not be required for the public visiting the property.

Specific Uses Standards: The board discussed parking. Three sites were proposed on site. Additional parking was proposed at the town's sludge site, subject to town council approval. It was determined that three parking spaces would be sufficient, but additional parking spaces on town property would also be acceptable if approved by the council.

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

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

SECOND: (MacDonald)

DISCUSSION: None

VOTE: 4-0 MOTION ADOPTED

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 local areas standards, so a vote was not required for a final finding on these standards.

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

SECOND: (Hanson)

DISCUSSION: None

VOTE: 4-0 MOTION ADOPTED

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: (Belcher)

DISCUSSION: None

VOTE: 4-0 MOTION ADOPTED

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

Upon conclusion of the findings, the applicant was informed that their application had been approved and a land use permit would be issued.

8. **Administrative Business:**
 - A. **Review of draft letter to DEP proposing changes to dimensional standards for the Downtown Shoreland District.**

The board reviewed a draft of a letter prepared by the CEO to DEP, asking for their preliminary approval of changes to the minimum dimensional requirements for commercial and noncommercial uses in the DTS District. The board discussed the content of the letter and approved the letter for submission to DEP. All board members present signed the letter.

B. Review of letter from Friends of Silver Lake.

Linda Plourde, chair of the Friends of Silver Lake was present. Ms Plourde explained the purpose of the letter, which expressed concern about the cemetery expansion recently approved by the planning board. The CEO assured Ms Plourde and the board that appropriate measures will be taken to ensure that the expansion will not result in any sedimentation into Silver Lake.

9. **Discussion:** The CEO informed the board that a property owner has asked the town to regulate the use of generators as a power source for recreational vehicles. The ordinance committee will be discussing this at their next meeting on December 8th. The CEO also informed the board that a major revision to Chapter 6 is underway. A public hearing will be held on December 29th on the proposed changes.
10. **Adjournment:** 8:43PM

Minutes prepared by Jeffrey Hammond, Recording Secretary