

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, December 5, 2017  
Bucksport Town Office  
50 Main Street**

**AGENDA**

**1. Roll Call**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> James Morrison  | <input type="checkbox"/> Steve Feite    | <input type="checkbox"/> George Hanson       |
| <input type="checkbox"/> Brian MacDonald | <input type="checkbox"/> Edward Belcher | <input type="checkbox"/> Christopher Johnson |
| <input type="checkbox"/> David Grant     |   |  |

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

**2. Review and Acceptance of Minutes:** November 7, 2017 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.      Proposed Contract Zone Agreement to allow a 100-lot mobile home park and a community center in the R1DCR, R1SL & RPO Districts on a lot fronting Central Street, identified on Town Tax Map 5 as Lot 22.  
Applicant: Michael Hawes

**8. Administrative Business**

**9. Discussion**

**10. Adjournment**

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, December 5, 2017  
Bucksport Town Office  
50 Main Street**

**MINUTES**

**1. Roll Call:** 6:30pm by Chair MacDonald

<input checked="" type="checkbox"/> James Morrison	<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"/> Christopher Johnson
<input checked="" type="checkbox"/> David Grant		

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

**2. Review and Acceptance of Minutes:** Minutes from the November 7, 2017 meeting were reviewed.

MOTION (Grant): To approve the minutes as drafted.

SECOND (Belcher)

DISCUSSION: None

VOTE: 6-0 Motion was adopted. (Member Hanson arrived after this vote.)

**3. Chair's Report:** None

**4. Code Enforcement Officer's Report:** No 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.

No public comments were submitted.

**6. Unfinished Business:** None

**7. New Business:**

- A. Proposed Contract Zone Agreement to allow a 100-lot mobile home park and a community center in the R1DCR, R1SL & RPO Districts on a lot fronting Central Street, identified on Town Tax Map 5 as Lot 22.  
Applicant: Michael Hawes**

Michael Hawes was present. The CEO conducted an introductory presentation to help familiarize the board with the property location, as well as the regulations pertaining to contract zones. Photos and maps were displayed for all to see. Mr. Hawes answered questions about the project and the submitted plan. An inaccuracy in the plan was pointed out. The lots shown at the front of the lot will not be included in the final plan and neither will the proposed community center. The total number of lots will be reduced to no more than 60 due to space limitations.

After further discussion about the proposed plans, the chair opened the meeting to public input. The following comments were submitted:

Gordon Holmes- asked if dogs would be allowed.

David Baker- expressed concerns about the incomplete plan, the impact to surrounding property values, traffic increases, the occupancy of the park over time, the likelihood of it becoming a low-income development. He stated that he was opposed to the project.

Stephen Bishop- asked if other uses could take place in the park.

Sandy Baker- expressed concern about the impacts on public safety and traffic.

David Baker- stated that there are a lot of negatives and asked what the upside would be.

The board discussed the proposed plan and asked Mr. Hawes to submit an accurate plan, as well as provide information about soil suitability for septic systems.

**8. Administrative Business:** None

**9. Discussion:** A question was raised about the occupancy of recreational vehicles on Upper Long Pond Road, and a question was also raised about an abandoned oil tank on School Street

**10. Adjournment:** 7:58pm

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary