

Bucksport Planning Board
6:30 P.M., Tuesday, March 7, 2017
Bucksport Town Office
50 Main Street

AGENDA

1. Roll Call

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Mary Jane Bush | <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: February 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: None

8. Administrative Business:

- A. Retail marijuana establishments and social clubs (continued discussion)
- B. Review of land uses allowed in the Industry Development District
- C. Proposed dimensional changes in the DTS District (continued discussion)
- D. Right to Know Law Presentation

9. Discussion

10. Adjournment

Bucksport Planning Board
6:30 P.M., Tuesday, March 7, 2017
Bucksport Town Office
50 Main Street

MINUTES

1. Roll Call: 6:35pm by Chair MacDonald

- | | | |
|---|---|--|
| <input type="checkbox"/> Mary Jane Bush | <input 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 checked="" type="checkbox"/> David Grant | | |

Staff present : Jeff Hammond Code Enforcement Officer

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

2. Review and Acceptance of Minutes: The draft minutes for the February 7, 2017 meeting were reviewed.

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

SECOND: (Grant)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

3. Chair's Report: None

4. Code Enforcement Officer's Report: The CEO handed out sexual harassment policy information to the board. Members were asked to sign a form stating that they had reviewed the policy. The CEO also informed the board that Mary Jane Bush had resigned from the board.

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.

Jim Morrison expressed concern about the need for railings on the Penobscot Narrows Bridge to prevent suicides. Mr. Morrison asked if the board had any involvement in the amount of land owned by the town. Mr. Morrison expressed concern about the condition of town roads and asked if there were any road management plans.

6. Unfinished Business: None

7. New Business: None

8. Administrative Business:

A. Retail marijuana establishments and social clubs (continued discussion)

The board discussed what they needed to do regarding the recognition of retail marijuana establishments and social clubs in Bucksport. The CEO advised the board that they will need to reach a decision on whether or not these uses should be allowed and, if so, where they should be allowed. These are land uses, which is why the board is involved. A recommendation will be needed for the town council. The board noted that the state is currently working to clarify how they will regulate the licensing of these uses. Member Johnson expressed concern about the need for the planning board to be involved at this point. He stated that the town council should make the decision about allowing these uses and then submit that to the board for recommendation. The

board discussed this point, but most believed that it would be beneficial now to become as informed as possible on the topic, including asking for input from the public. It was suggested that the public be invited to submit comments at a public hearing. A motion was made:

MOTION: (Hanson To schedule a public hearing for the May 2, 2017 meeting.

SECOND: (Grant)

DISCUSSION: None

VOTE: 4-1 MOTION ADOPTED (Member Johnson opposed)

B. Review of land uses allowed in the Industry Development District

The CEO provided board members with information on what uses are currently allowed in the ID District and what options could be pursued to allow any other use that may be proposed as part of the mill redevelopment. Three options exist, contract zoning, conditional uses, and allowed use changes. The purpose of this discussion is to identify the appropriate steps to take to ensure a desired use for the mill site is not met with zoning obstacles. This might occur if the proposed use is not industrial in character, but is still a use the town would approve of. The board was asked to think about the options and come back to discuss the matter at the next meeting.

C. Proposed dimensional changes in the DTS District (continued discussion)

The CEO updated the board on discussions taking place with DEP regarding the board’s proposed dimensional changes. DEP has asked the board to consider a restriction that would prohibit the creation of a 1,000 sq. ft. lot, which is the minimum lot size the board now proposes to be applicable to principal structures. The board was uncertain about the purpose of this restriction and decided to table further discussion on the topic. The CEO also informed the board that DEP would agree to the elimination of the minimum shore frontage requirement, but a decision has not yet been made about eliminating the maximum lot coverage limit. Further discussion will be needed.

D. Right to Know Law Presentation

The board viewed a video of a training session conducted for the Bangor planning board. There were no questions after the viewing.

9. Discussion: None

10. Adjournment: 8:35pm

Minutes prepared by
Jeffrey Hammond
Recording Secretary