

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, March 6, 2018  
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:** February 6, 2018 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 a proposed new site development on Heritage Park Road, Tax Map 3 Lot 54-5. The applicant proposes to construct a 44' x 46' 2-story building for a mussel packing business, along with related site improvements.  
Applicant: Pemaquid Mussel Farms, LLC

**8. Administrative Business**

**9. Discussion**

**10. Adjournment**

**Bucksport Planning Board  
Meeting  
6:30 P.M., Tuesday, March 6, 2018  
Bucksport Town Office  
50 Main Street**

**MINUTES**

**1. Roll Call**

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> James Morrison  | <input type="checkbox"/> Steve Feite               | <input checked="" type="checkbox"/> George Hanson |
| <input checked="" type="checkbox"/> Brian MacDonald | <input checked="" type="checkbox"/> Edward Belcher | <input 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:** February 6, 2018 Minutes

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

SECOND: (Belcher)

DISCUSSION: None

VOTE: 4-0-1 MOTION ADOPTED (Member Grant abstained due to his absence at the February 6<sup>th</sup> meeting.)

**3. Chair's Report:** No report

**4. Code Enforcement Officer's Report:** The CEO reported the following:

1. The Town Council has scheduled a public hearing for the Hawes Contract Zone proposal.
2. Christopher Johnson has submitted his resignation from the planning board, effective immediately. This leaves the board with two vacancies as Member Morrison has also resigned.

**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.

Richard Rotella, Community & Economic Development Director, informed the board of an upcoming public informational meeting on March 21st conducted by Whole Oceans, the developer of a planned salmon farm on the former Verso Mill property.

**6. Unfinished Business:** None

**7. New Business:**

- A. Application for approval of a proposed new site development on Heritage Park Road, Tax Map 3 Lot 54-5. The applicant proposes to construct a 44' x 46' 2-story building for a mussel packing business, along with related site improvements.**

**Applicant: Pemaquid Mussel Farms, LLC**

Owner Carter Newall and engineer William Lane were present to represent the applicant.

The CEO conducted an introductory presentation to identify the site and explain why the application required planning board approval. The CEO noted that department directors

reviewed the application and expressed no concerns. Abutters were notified, but none expressed any concerns.

Mr. Newall and Mr. Lane answered general questions from the board about the project and business.

The board determined that no member had a bias that would require their recusal from the application review.

The board determined that a site visit would not be required.

The public was invited to comment. No comments were submitted.

The board then commenced the application review.

### ENVIRONMENT STANDARDS

The board reviewed the following environment standards:

- 1) Soils are suitable for the land use.  
DOCUMENTATION: Site plan, discussion
- 2) Stormwater runoff from the land use is minimized to the greatest practical extent and adequately managed to reduce the risk of relevant detrimental effects.  
DOCUMENTATION: Site plan, discussion
- 3) Soil that may be exposed during any soil disturbance activity of the land use is adequately protected from unreasonable erosion and sedimentation.  
DOCUMENTATION: Site plan, discussion

No other environmental standards were found to be applicable.

### SPECIAL AREAS STANDARDS

The board found that there were no applicable special areas standards to review.

### LOCAL AREAS STANDARDS

The board reviewed the following local areas standards:

- 1) The scale and site features of the land use are consistent with the development patterns in the local area or neighborhood.  
DOCUMENTATION: Site plan, discussion
- 4) Any relevant detrimental effects of artificial lighting from the land use are adequately mitigated.  
DOCUMENTATION: Site plan, discussion
- 5) Any relevant detrimental effects of noise from the land use are adequately mitigated.  
DOCUMENTATION: Site plan, discussion
- 6) Any relevant detrimental effects of nuisance odors from the land use are adequately mitigated.  
DOCUMENTATION: Site plan, discussion

No other local areas standards were found to be applicable.

### PUBLIC SAFETY STANDARDS

The board reviewed the following public safety standards:

- 4) Public wastewater facilities are adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: Site plan, discussion
- 5) The proper management of solid wastes is adequately protected from any relevant detrimental effects of the land use.  
DOCUMENTATION: Site plan, discussion

SPECIFIC USES STANDARDS

DOCUMENTATION: The board noted that parking requirements identified in section 13.15.8.12 will be met and exceeded. 3 spaces are required and 4 are shown on the plan.

DIMENSIONS STANDARDS

DOCUMENTATION: The board noted that the required minimum setback in the C3 District is 10 feet, and the site plan shows it will be met. The setback for the parking lot is 10 feet, and the plan shows this will be met also.

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

MOTION: (Hanson) To find that the proposed land use will have no impact on the environment that is contrary to the purposes of this ordinance.

SECOND: (Belcher)

DISCUSSION: None

VOTE: 5-0 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.

MOTION: (Hanson) To find that the proposed land use will have no impact on local areas that is contrary to the purposes of this ordinance.

SECOND: (Morrison)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

MOTION: (Hanson) To find that the proposed land use will have no impact on public safety that is contrary to the purposes of this ordinance.

SECOND: (Grant)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

MOTION: (Belcher) 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: (Grant)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

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

SECOND: (Morrison)

DISCUSSION: None

VOTE: 5-0 MOTION ADOPTED

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

- 8. Administrative Business:** The CEO informed the board of work being done on Chapter 5 to update building code and property maintenance standards. Also, plans are in the works to change the council committee structure and adopt a food sovereignty ordinance. The CEO also stated that much more work needs to be done to the Town Code to bring it up to date.
- 9. Discussion:** None
- 10. Adjournment:** 7:54 pm

Minutes prepared by  
Jeffrey Hammond  
Recording Secretary