

TOWN OF GOULDSBORO

PLANNING BOARD

Minutes of Regular Meeting - November 1, 2016

Attendees:

Ray Jones, Chairman	Paul Stewart, PB Secretary
Jeff Grant, Vice-Chairman	Fred Cook, PB
Ken Bahm, PB	Bonnie Kane, PB Alt
Rebecca Albright, CEO	Dean Bauer, contractor

The meeting was called to order at 6:00PM by Ray Jones, Chairman.

Approval of Minutes

Minutes of the October 18, 2016 meeting were approved as presented.

Bills

No bills were presented for Board approval.

CEO Report

Rebecca distributed a report dated Nov. 1, 2016 of recent CEO activity. A copy is attached to the minutes.

Rebecca is also consolidating and organizing town ^{Flood maps} maps and files relating CEO activity and is creating an index to better access detail information.

Old Business

No old business was presented.

New Business

Dean Bauer, contractor with Hancock Homes, presented a drawing of an existing exterior deck at a project site, 57 Island View Dr, West Gouldsboro. He requested PB approval to relocate an existing non-conforming access stairway from the east side of the deck to a new, also non-conforming, north side location. PB members discussed the request and determined there would be no deleterious effects to non-conformity. His request was moved, seconded, and unanimously approved by the PB. PB members also approved Bauer's request to include as a part of this building permit, the original existing deck because of concern the original deck may not have been officially approved when the house was built in 1999. Bauer's project drawing is attached to this set of minutes.

Ray Jones passed out two sample sign ordinances from other jurisdictions and asked PB members to review for discussion at the next meeting.

There being no further discussions, the meeting was adjourned at 6:55 PM.

The next regular meeting will be November 15, 2016 at 6:00PM.

Respectfully submitted by Paul Stewart, Secretary

Jeff Grant

Bonnie Kane

Fred Cook

CEO REPORT
to Gouldsboro Planning Board
November 1, 2016 ✓
Rebecca Albright, CEO

Greetings Planning Board,

Since I have met with you last, I have continued to work on Junkyard permits and have actually reversed my position and am now recommending to the Select Board that Sherman Merchant II receive a Junkyard permit. I met with Dana Myrick a couple of weeks ago and recommended to the Select Board that he have a concrete pad on his property for when he drains fluids out of vehicles.

I have met with Dale Church twice and we have reviewed specifics in the Shoreland Zone Laws with respect to non-conforming structures quite thoroughly.

I met with Dean Bower of Hancock Homes on site at 57 Island View Drive, Lot #6 in West Gouldsboro. He will be attending tonight meeting regarding re-locating non-conforming steps in such a way that they will still be non-conforming, but less non-conforming.

Phil Adams came in last week to discuss a property that he has listed right down the street that used to be automobile service center and may have environmental issues associated with it AND it is right near a stream.

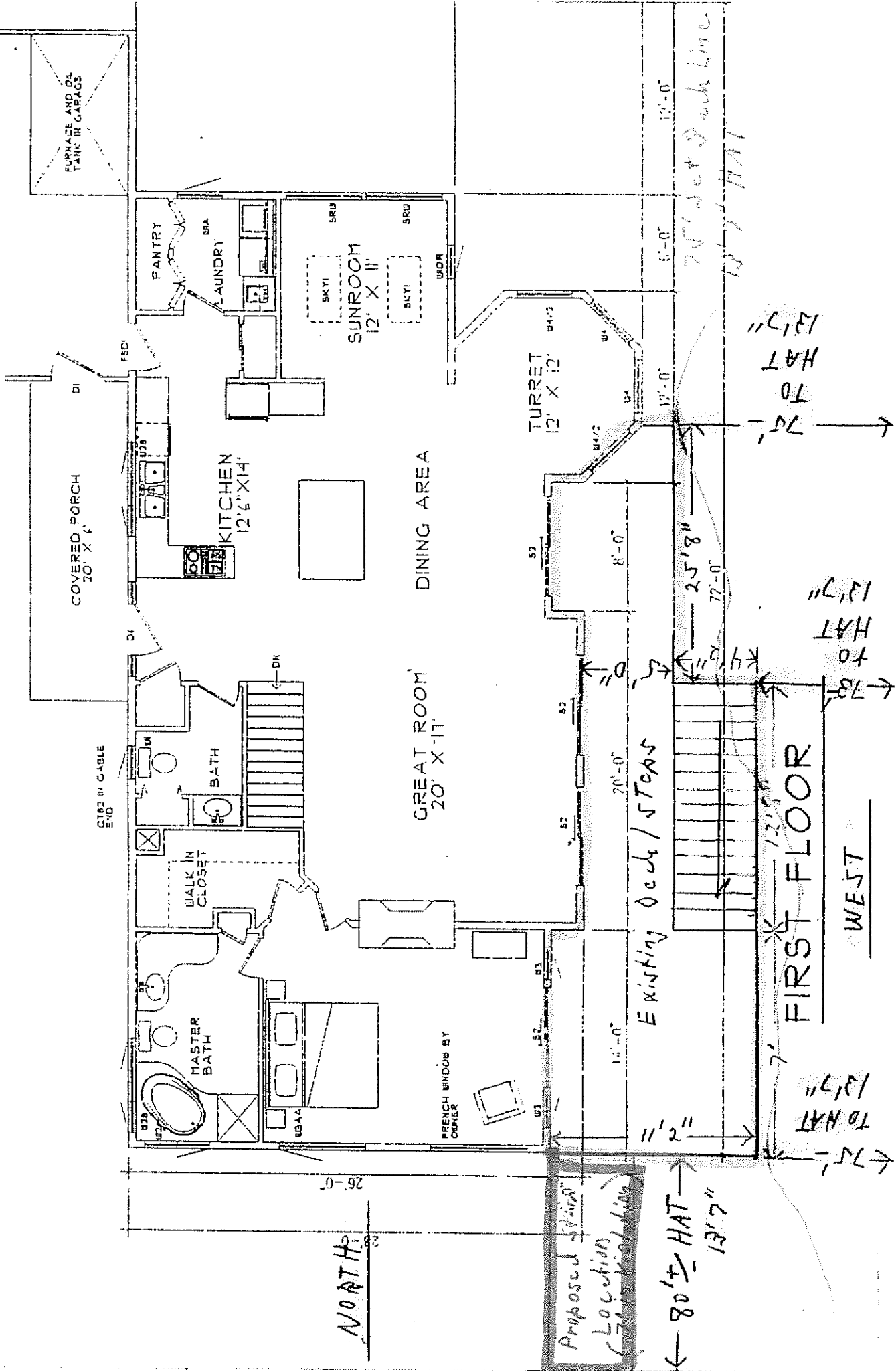
Last week I spoke with a man from the Portland area who was inquiring about zoning issues in Gouldsboro. I told him that there was no zoning here. He is possibly interested in opening up an eatery that sold beer and wine in Corea.

Lastly, I did a bit of sign ordinance research for you. I had a concerned citizen come in about a month ago that suggested that the Town have some method of controlling the size and amount of signage in Town, so as not to change the character of Gouldsboro. At the moment, anyone could, theoretically put up any size and amount of signs anywhere in town.

Rebecca Albright, CEO

GARAGE
22' X 31'

FURNACE AND HOT
TANK IN GARAGE



NORTH

WEST

FIRST FLOOR

EXISTING Deck / STAIRS

Proposed Stairs
(Location not final)

80' ± HAT
13'7"

TO HAT
13'7"

TO HAT
13'7"

TO HAT
13'7"

70' SET BACK LINE
13'7" HAT

CABLE BY GABLE
END

FRENCH WINDOWS BY
OWNER

26'-0"

14'-0"

20'-0"

25'-8"

13'-0"

6'-0"

13'-0"

COVERED PORCH
20' X 4'

KITCHEN
12' 6" X 14'

GREAT ROOM
20' X 11'

SUNROOM
12' X 11'

TURRET
12' X 12'

PANTRY

LAUNDRY

BATH

WALK IN
CLOSET

MASTER
BATH

D1

D2

DK

W1

W2

W3

W4

W5

W6

W7

W8

W9

W10

W11

W12

FSD1

D1

W1

W2

W3

W4

W5

W6

W7

W8

W9

W10

W11

W12

BPA

W1

W2

W3

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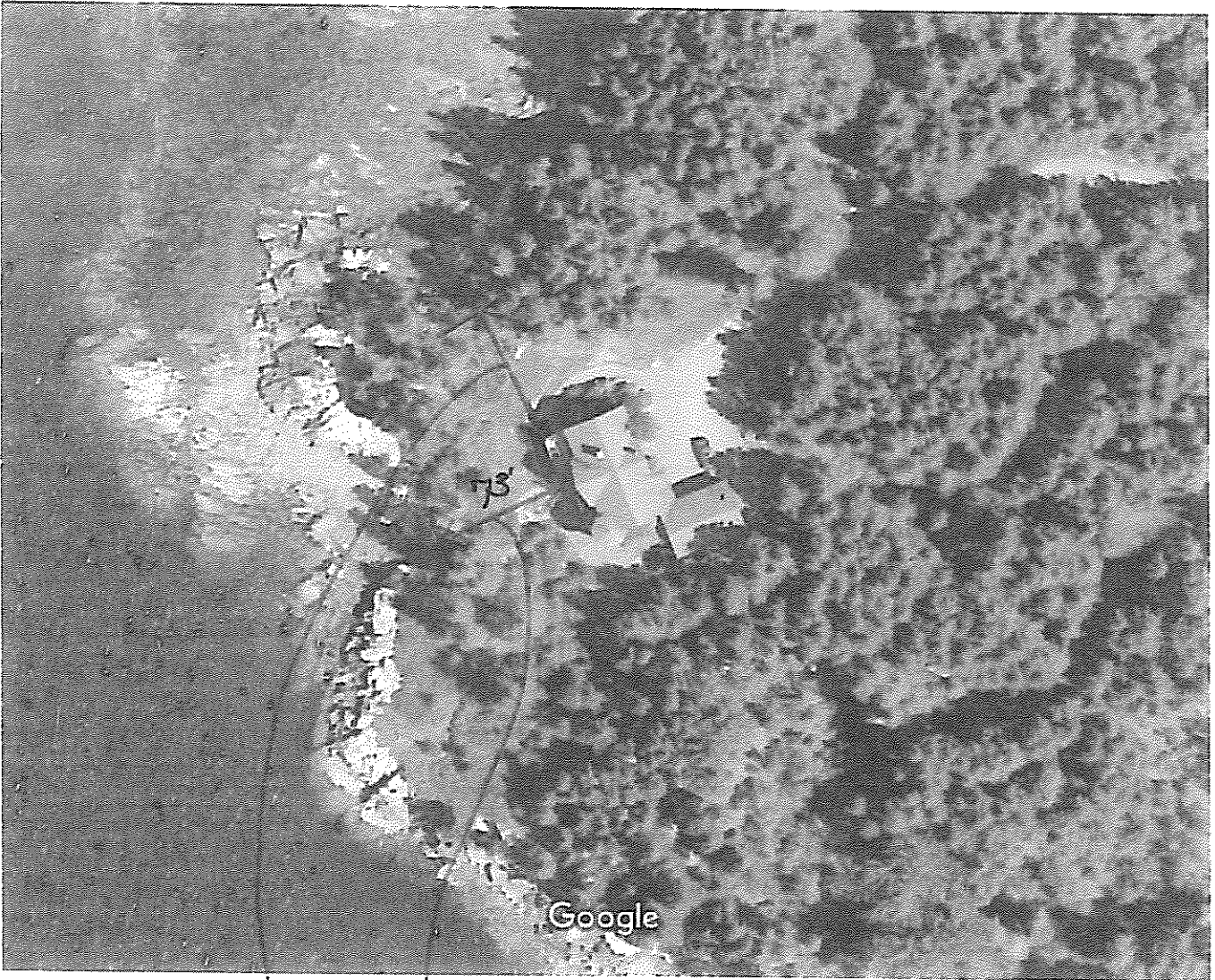
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Google Maps



Imagery ©2016 Google, Map data ©2016 Google 50 ft

73' - TO HAT 12' 7"

80' +/- TO HAT 13' 5"