

TOWN OF GOULDSBORO  
PLANNING BOARD

MINUTES OF PUBLIC HEARING AND REGULAR MEETING - 5/16/17

Attendees:

Ray Jones, Chair

Fred Cook, PB

Jeff Grant, Vice-Chair

KEN Thibault, PB Alt\*

Bonnie Kane, PB Alt\*

Rebecca Albright, CEO & LPI

\* seated alternate

Also in attendance: Approximately 14 interested members of the public

The Chair declared the Public Hearing open and outlined the changes proposed to the the Town's Land Use Ordinance, which included creation of a new section regarding signs, minor changes to improve language and organization of some sections, corrections to minor typographical or grammatical errors, and requisite renumbering of sections.

Questions & Issues Raised by Public

- Concern with proposed limit on the size of sign(s) not taking into consideration the linear feet of road frontage that a business property may have.
  - The Board explained we had discussed this as one option while deliberating the number/size of signs but chose to simplify the standards for this initial version.
  - The Board offered to discuss the possibilities of re-examining the number/size standard as a future amendment to the ordinance.
- Correct wording error within first line of section 14.A., Communication Tower Definition
  - Change "...intended for the reception of transmission of radio, television ..." to read "...Intended for the reception or transmission of radio, television ..."
- Suggestion to add "internet" to the end of the same sentence in section 14.A.
  - "Any structure which primary use is intended for the reception or transmission of radio, television, telephone, or internet signals."
- Concern with new section 16. Required Maintenance, which does not address an exception for occupational items.
  - The Board expressed understanding of this concern but stated the wording of this new section was crafted to be as simple and straightforward as possible, leaving the ultimate definition to the Section of State law cited in the section.
- A question was raised on whether the ordinance can address noise.
  - The Board stated this would need to be a completely new section that could be researched and considered in the future.

The Chair closed the Public Hearing and opened the regular meeting of the Board.

Approval of Minutes <sup>keep</sup> Minutes of the May 2, 2017 meeting had   
 Minutes of the May 2, 2017 meeting were approved as submitted. not yet been presented.

Bills

No bills were presented for Board approval.

CEO Report

Bunker's Wharf - State license needed and Planning Board approval. Problems with septic and water. Taking out old tank and replacing with a 3,000 gallon tank. Adding water filtration system. Property is located within the Marine Commercial Fisheries zone per the Shoreland Zoning map. This project requires review under the Site Plan Review Ordinance, which requires Planning Board review and a Public Hearing. Owners need to submit a completed Site Plan Review application, which Rebecca has provided. Then need notification in paper for Public Hearing to be held 2 weeks after publication. Could potentially have Public Hearing on May 30, 2017.

Forestry situation on Rt. 1, where they have been harvesting/clear cutting on a 34 acre parcel for 2 weeks without a permit. Rebecca did site visit today and due to cutting within a mapped wetland (bog) per the Shoreland Zoning Map, she issued a stop work order. Possible use of cleared land may involve fish bait ponds, a restaurant, and a residence.

Demolition permit was issued on W/S of Rt. 186 (~~West Bay Rd.~~) south of school driveway.

Alden Tracy putting in used mobile home as a replacement residence. <sup>a used mobile home</sup>  
~~Replacement~~ ~~with~~ <sup>is</sup> proposed as a replacmit residence

New Business

None

Old Business

None

The meeting was adjourned at 7:30. The next meeting will potentially be the Public Hearing for Bunker's Wharf on May 30, 2017 and the next regular meeting will be June 6, 2017.

Respectfully submitted by Bonnie Kane

Bonnie Kane

*[Handwritten signatures: Fred Jones, Jeff W. Grant, Fred Cook]*