

TOWN OF GOULDSBORO
PLANNING BOARD
Minutes of Regular Meeting – April 3, 2018

Attendees:

Ray Jones, Chair	Fred Cook, PB	Tom Tash	Randell Bacon
Bonnie Kane, Vice-Chair	Jeff Grant, PB Alternate*	Jason Ridley	
Ken Bahm, Acting Secretary*	Rebecca Albright, CEO	Zach Pushard	

* seat alternates

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

Approval of Minutes

The minutes of the March 20, 2018, meeting were approved as amended. The March 6, 2018 minutes that had been approved on March 20 and tabled for distribution, pending amendments being made, were signed by Planning Board members who attended that meeting.

Bills None.

CEO Report

1. Rebecca reported there was a discussion at a neighboring town Planning Board meeting about the Floodplain VE zones and Resource Protection areas. Confusion around this matter continues. Bonnie Kane has some clarifying information to share.
2. Young/Webber-Point Francis logging. Jim Ecker, Maine Forest Service, presented George Moon with a consent decree regarding penalties for over harvesting some areas of the Point Francis property. Mr. Moon has rejected the offer and is in the process of suing the State.
3. Dan Weaver/Maine Kiln Works. Mr. Weaver discussed with Rebecca his desire to have College of the Atlantic students reside and learn various crafting techniques involving clay, plastic, and other media at his property along with possibly holding other classes on site. The major issue that would impede any change of use Site Plan proposal is the absence of any septic tank. There are currently two leaching holding tanks that were approved circa 1990.

Old Business

1. Route 1 Pocket Park Campground Site Plan/Tom Tash. Mr. Tash provided a draft of a Site Plan application including a map of the proposed campground area and a list of abutters. Board members asked about the following areas of concern that need to be detailed, in writing, as part of the application:
 - Size of sign. Proposed to initially be 3 ft x 3 ft., two sided on at post by the road.
 - Lighting within the campground. Current thinking is for solar powered lighting at the entrance and in the parking area. There was discussion of the need to comply with the town lighting standards as well as the possibility of low level lights along the main path.
 - Road material. Both the road and parking area will be gravel surfaced. Specifications for the roadbed are needed.
 - Parking area. Mr. Tash said parking would be provided for 16 vehicles but the map indicates more. The size of the parking area needs to be clarified.
 - Foot paths. These are to be cleared and otherwise left natural.
 - Fire pits. These are to have gravel underlayment.
 - WiFi hotspots will be available as well as 4G/LTE cellular service.
 - Water. There will be no water on the site. It will have to be packed in by campers. The plan is for a well at some point in the future.

- Fire extinguishers. These will be available every 300 ft.
- Driveway and culvert. Mr. Tash was advised to discuss this with Maine DOT.
- Port-a-potty. The current plan is for there to be 1 port-a-potty at the start of the path to the campsites.
- On site staffing. There will be a part time local person hired to be on site during the day. No staffing will be present at night. All campsite reservations are to be done online.

Mr. Tash was advised that all of the above areas of concern need to be addressed in writing as part of the proposed plan. He was advised to meet with the Gouldsboro Fire Chief to discuss fire pits and obtaining any needed fire permits. In addition, he needs to work with the Maine DOT regarding a driveway permit and any needed culverting before any review could proceed.

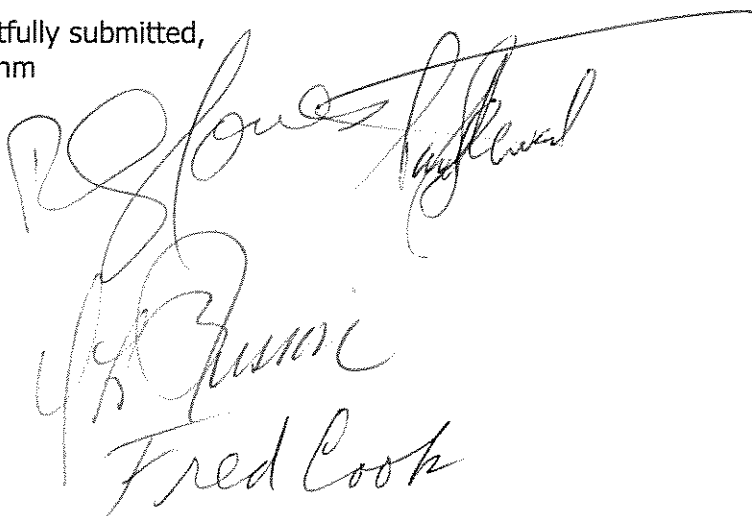
Depending on when an updated application is complete, the Board will then proceed with scheduling a public hearing before any final action can be taken on the application.

2. Dog Day Care/Kennel- Randell Bacon. Mr. Bacon provided a draft application that still needs additional information. He was advised to meet with Rebecca to work on the application. One area needing work is a drawing to scale of the proposed site layout - complete with lot lines, setbacks of all building(s), location of well and septic tank, and proposed runs and cages/enclosures. He should also inquire at the Town Office and with the State about any necessary permits for a kennel.
3. Planning Board By-Laws. Since the Planning Board was established by local ordinance and not chartered, By-laws per se are not appropriate. A motion to change the Gouldsboro Planning Board By-Laws title to Gouldsboro Planning Board Guidelines was moved, seconded and passed. The Board may consider incorporating the guidelines into the Planning Board Ordinance in future.
4. Floodplain VE zones and Resource Protection areas. Bonnie has researched this and has a packet of information regarding this issue. The takeaway from this is that if a floodplain is "currently developed" per guidance from DEP or associated with a stream, it does not have to be placed in Resource Protection (RP). If it is not "currently developed," only that portion of the floodplain falling within the 250 ft. Shoreland zone needs to be placed in RP, not the entire 250 ft. Shoreland area. she will share this information with Rebecca.
5. Revised Site Plan application. Bonnie Kane will try to re-work the draft application to incorporate additional needed items that were not apparent earlier.

New Business None.

The meeting was adjourned at 7:30 PM. The next regular meeting will be April 17, 2018 at 6:00 PM.

Respectfully submitted,
Ken Bahm



The block contains two handwritten signatures. The first signature is in cursive and appears to be 'Ken Bahm'. The second signature is also in cursive and appears to be 'Fred Cook'.