

Town of Gouldsboro  
Planning Board Meeting Minutes  
Minutes - Regular Meeting August 15, 2017

Attendees:

Bonnie Kane, Vice Chair

Paul Stewart, PB

Deb Bisson, Secretary

Ken Bahm, PB Alternate

Fred Cook, PB

Jeff Grant, PB Alternate (seated as a voting member)

Guests: Larry Newman, SG Johnson, Susane Webber, Keith Young, Roger Dean, Jerry Kron, George Moon, Don Brown, Kristin Giroux, Dana Rice Jr.

Meeting called to order 6:02

Approval of Minutes: Tabled until next meeting to get further clarification on several line items

Bills: There are no bills at this time

CEO Report: No report- Rebecca not present - will be at Sept 5th meeting. Due to computer/printer issues, was not able to produce a report at this time.

Old Business:

Corea co-op site plan status update

New 1,000 gal tank identified on site plan but existing septic field not shown and needs to be added. Need to present questions to Rebecca as to whether or not the field needs to be re-tested or has it been tested and if so, what were the results.

Noise: Warren will present info to the public at the September 5th public hearing.

Bunkers Wharf: Water test and replanting: Don Brown Attorney was present, representing Bunker's Wharf stated he believes that the site plan review process was not administered correctly. There was discussion of an August 3rd letter sent to Bunker's Wharf, from the CEO stating that the board was asking about replanting. Mr. Brown stated he has gone through previous minutes and did not see a requirement to replant.

Mr. Brown stated that he believes there is confusion about water quality testing results requested by the board and that this is monitored by the state of Maine on a monthly basis and believes that it should not be a board requirement.

Discussion that a survey of the Bunkers Wharf lot, was presented at a previous meeting as requested. There was some discussion that Dana and Kristin did not have knowledge that there would be discussions regarding this at previous meetings. They are looking for closure to be able to run their business.

Mr. Brown asked for a board vote to remove the water testing condition of the permit.

This was tabled until the end of the meeting to allow the board to review the permit conditions that were on the hard copy and discussed whether or not the board could remove the condition.

Point Francis: Discussion of the letter received by CEO/Town dated July 31st from the State Forestry Dept., in reference to this property with a deadline of August 11th for the CEO/town to respond with comments. Board previously had stated they unanimously agreed to follow the ordinance. Rebecca and Brian walked the property and noticed a wetland area as soon as they entered the peninsula, and that the entire peninsula is surrounded by waterfowl and wading bird habitat as identified by the IF &W (Inland Fisheries and Wildlife).

A member of the audience stated that the select board chose to back the planning board but did not write a separate response letter. The letter from the state, noted that a response could be from either the CEO or Selectman and/or town manager. The board will follow up to verify that the response letter was actually sent out.

Keith Young asked "How did the Ellsworth American get their info?" None of the boards present members spoke with the Ellsworth American. The board will follow up to see if they can find out where the information is coming from.

Also, a number of the public attending would like to know "Why land owners are not informed when discussions regarding their properties are put on an agenda and they believe that property owners should be notified.

This was duly noted by the board. The board will look into a better process of notifying Keith then asked, "Why can you not get an agenda prior to a meeting?" The public should be able to get an agenda prior to a meeting.

An inquiry as to why previous meeting minutes were not available, Bonnie explained the process of approving the minutes. Minutes are approved at the the next scheduled meeting following any meeting (usually two weeks), once approved and signed, they go to the town clerks to scan and put on the website.

George Moon spoke about the many projects he has done for Keith Young. He stated that he did the work on the property for Travis Stanley and that DEP said there were no issues. Mr. Moon also stated that all forestry permitting in Gouldsboro, is handled by the state and the land could be cleared without permission of the town and that they were only trying to do things the right way and once the state gives the approval, he is ready to start clearing. This will probably be before the next planning board meeting. The Maine Forest Service walked the property and met with Keith and Susane. Mr. Moon does not believe Rebecca has the right to make a decision on this.

Attorney Brown believes that the board must operate pursuant to the state administrative act - and have to give notice to land owners. The board will be looking

into this.

We will have more info regarding Point Francis on September 5th, when Rebecca is here.

The board should have a further discussion on developing a process for notifying property owners when they are on the agenda

New Business: Unsafe buildings - Tabled until a later date

Miscellaneous:

A discussion of whether or not an agenda needs to be out 7-10 days before the meeting.

A question as to whether or not we have a procedural document to inform property owners- the board does not believe any exists.

Notice & Hearing -

Bonnie suggested that the board members should have a discussion with Bryan on this issue.

There will be a Public Hearing on Sept 5th at 6:00pm regarding the Corea Co-op - and then a regular meeting.

Bunkers Wharf continued:

Reviewed public hearing and board minutes for Bunkers Wharf on conditions attached to the permit.

It was determined that the replanting was not listed as a condition on the permit. Discussion that the plantings are not something that can be required by the board.

Kristin stated that the state told her the town has no say on the water.

Mr. Brown asked that the board not delay and "vote tonight" on removing the permit condition requiring copies of the monthly water tests.

Interpretation by the board members of the site plan ordinance: The board can take action to amend the permit issued by the CEO - Motion made for the board to direct the CEO to remove the condition of the monthly water test results - motion made, seconded and passed

Meeting adjourned at 7:24pm  
Respectfully submitted: Deb Bisson, Secretary

*Bonnie Kane*  
*Fred Cook*  
*Paul Howard* *Jeff [unclear]*  
*11 Bisson*