

TOWN OF GOULDSBORO

PLANNING BOARD

Minutes of Regular Meeting - September 20, 2016

Attendees:

Ray Jones, Chairman	Paul Stewart, Secretary
Jeff Grant, Vice-Chairman	Roger Dean, Interim CEO (1)
Bonnie Kane, PB Alt.	Jerry Kron, Interim CEO (2)
Ken Thibault, PB Alt*	Dan Arthur, guest
Fred Cook, PB	Tammy Arthur, guest
	Nancy Chipman, guest

\*Seated as a voting member.

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

Approval of Minutes

Minutes of the September 6, 2016 meeting were approved with minor corrections.

Bills

No bills were presented for Board approval.

CEO Report

Roger reported on the Guzzle Road question of horse-grazing on property within the Resource Protection Zone (PB minutes Sept. 6, 2016). Guests Arthur and Chipman at this meeting stated they have leased this property, want to board two horses and to construct a pole barn. Roger has laid out the property, using data from the deed, speculated that one corner of the property may actually be outside the RP zone. The Board recommended the lessee provide accurate measured drawings showing the RP and property boundaries, the road location and the proposed building site.

Roger reported follow-up on the "nuisance" building on Gouldsboro Point (PB minutes of Sept. 6, 2016). According to Roger, the town's health officer will not condemn the building. A possible solution could be a controlled burn but that would be a decision by the owner. Board discussion resulted that the complainant neighbor could write a letter to the town requesting the owner of the property be contacted for a disposition. The property is currently listed for sale, an action by the town could result in a significant drop of potential sales value.

Roger reported a follow up to last month's report concerning the Adams' tree thinning violation. According to Roger, the owner has completed the required new tree planting. The state DEP will inspect.

Roger will send letters to property owners affected by recent beaver action advising them it is their responsibility to hire a licensed beaver trapper for relocation. No permit will be required if the work is done within the open season. Discussion among PB

members recommended postponing letter action for the new CEO to review.

Jerry Kron passed out an updated list of Flood Plain Action items which he has been working on. The line item listings are mostly questions and resolutions concerning individual properties. The list, marked 9/20/2016, is attached as a part of this PB meeting minutes.

Jerry reports that several property owners have more questions about the Maine state floodplain map and the necessary applications. Jerry is coordinating with FEMA rep to develop a standardized submittal package of individualized fill-in information which an applicant could then forward to FEMA.

Jerry also reported FEMA has established "grandfather" rules related to circumstances of flood insurance policies which were already in force when the new maps became effective. The new rules could mean policy premium amounts could remain the same even though an individual property may now be categorized as more severe (such as AE12 to AE 14).

Old Business

No old business was presented except under CEO Report (above).

New Business

No new business was presented.

There being no further discussions, the meeting was adjourned at 7:10PM. The next meeting will be October 4, 2016 at 6:00PM.

Respectfully submitted by Paul Stewart, Secretary

Handwritten signatures of Paul Stewart, Jeff DeGroot, and Fred Cook. The signature of Paul Stewart is the largest and most prominent, written over the typed name. To its right is the signature of Jeff DeGroot. Below Paul Stewart's signature is the signature of Fred Cook.

FLOOD PLAIN ACTIONS

NAME	LOCAL ADDRESS	MAP	LOT	DATE	SUBJECT	RESPONSE
Ken Bahm	535 Paul Bunyan	55	7&66	9/7/2016	Seeking help with OAS LOMC application.	Assisting. Using this to draft Town procedure.
Richard&Anne McGlynn	431 Paul Bunyan	55	26	7/5/2016	In the flood plain?	No, but north end of property may be.
B. Walters	202 Corea Rd.			9/8/2016	In the flood plain? What to do about eroding sand dune threat.	Close but not in flood plain. Personal recomdn: attny issues show cause to DOT& Army Corp. that Corea population threatened (rt.195).
Church for Burmeister	99 Paul Bunyan Rd.	49	19	9/5/2016	In the flood plain?	No. Maine flood web site provided.
Church for Chapin	80 Main St.	38	13	9/1/2016	In the flood plain? Shoreland permit to raise & update cottage in same footprint.	Flood line close, reviewed by PB. Foundation corners @ 13' in AE12 area. Applying for LOMC. Flood permit not required.
Greg Whitehead	38 Valente	19	16	8/30/2016	In the flood plain?	No
Colm&Rena Prendergast	10 Spruce Reach	24	9B	9/6/2016	Permits for new private dock?	Will need Shoreland, DEP, and FloodPlain They will pursue next year.
Ed Sawyer	586 Gouldsboro Pt.	63	15	8/28/2016	Repair private dock	Minor Dev. Flood Permit issued.
DiMaggio	81 Crowley Island	43B	37	8/27/2016	LOMA Revalidation Letter returned	Issued new letter w/corrected address
Politi	74 Workman	29	2	8/23/2016	LOMA Letter?	Issued new letter w/corrected lot (Fabel)
Mike Kelly	47 Youngs Pt.	43A	4	8/23/2016	Repair private wharf..a/o now no gazebo	Issued Minor Flood Plain permit
Kendall Campbell	100 Fred Ashe Rd.	16	44	8/23/2016	In the flood plain?	No
Stanley Landis	235 Corea Rd.	47	14	8/25/2016	Flood line touches me but LOMA has been revalidated...what does it mean?	Structure is still not "in " the floodplain
Joyce Young	142 West End Rd.	12	27	8/18/2016	In the flood plain?	No
Ms Watrous	106 Main	38	17	8/18/2016	In the flood plain? H/O Insurance went up.	Not in the flood plain. Patrons Ins 10% inc.
Addison Berkey	24 Francis Pound	43	23	8/11/2016	In flood plain w/ re-validated LOMA?	LOMA says structure NOT in flood plain.
Mr. Macera	684 Gouldsboro Pt.	63	28A	8/18/2016	In the flood plain?	No
Mr. Lefever	367 Paul Bunyan	55	36	7/7/2016	In the Flood Plain w/ LOMA	Handled at Augusta. Not in Flood Plain
Mr. Nanof	193 Light house Pt	46	61	7/22/2016	Deck in Flood Plain.	Deck disconnected...get LOMA
A. Wink	1 Clark Pt.	33	58	7/17/2016	House not in FP. Bank disagrees and billing her for flood insurance	Prepared picture for her. She started LOMA proceeding...bank relented.
C. Fox	146 Whitten	33	45	7/15/2016	Site plan OK?	Visited site and confirmed he is landward of the flood plain line.
N. Speranza	186 Whitten	33	39	7/18/2016	Flood plain up 2' to AE13. LOMA superceded. What can I do?	Get elevation. If close, consider elevating or hydraulic opening of lowest storage area. Permit and new LOMA will be required.
Mr. Peczerski	166 Whitten Rd.	33	43	7/27/2016	In flood plain?	Coordinate plan w/ FEMA & Maine State.
E. Friedman	17 Lighthouse Rd.	45	18	8/3/2016	Repair work in Flood Plain	Yes. GIS has wrong map/lot numbers. Issued Flood Plain permit. LOMA under review

9/20/16