

Town of Gouldsboro
Planning Board Minutes - Regular Meeting
December 5, 2017

Attendees:

Ray Jones, Chair
Bonnie Kane, Vice Chair
Deb Bisson, Secretary
Rebecca Albright - CEO
of Guests: 7

Paul Stewart, pB
Fred Cook, PB
Jeff Grant, Alt -seated

Meeting Called to Order: 6:00pm

Approval of Minutes: November 21, 2017 - approved

Bills: none

CEO Report:

- Dennis Card from Florida called Rebecca. He is interested building a campground in Gouldsboro
- Working with Jeff Grant on his ice house expansion - should have septic plan by the end of the week
- Provided information on Chapter II
- P. Valencia - had to change septic design

Old Business: Seaside ^{PARTH LLC} has submitted new application, and paid the fee.

- Change of configuration of lots in a subdivision -if using ^{217 TO BR} anything other than limited residential - would have to come back to the PB for approval
- Motion to approve the sub division plan ^{as} amended on Nov 22, 2017 -approved

New Business:

- ^{ART GALLERY} Chapter II - (Garry and Rosemary Levin). Would like convert the garage into a workshop/studio and events center and turn the existing art gallery building back into a residence
- The garage space will have an added bathroom ^{of 217 TO BR}
- Application change of use fee should be looked at for future applications
- Need to revise the square footage - Need revised applications have septic plan state that the garage will be a public place
- Motion made for Rebecca to approve contingent upon amended permits. - Motion approved
- Preliminary - P.Valencia site plan (Old Route One)- Driveway had to be moved due to the size of the septic
- 10 x 22 building anticipated
- Circular Drive installed
- ^{PARTH LLC AREA}
^{NO INSIDE SEATING}

- Will need to complete application paperwork
- Will need to submit an application, a building permit and site plan- Peter V. to meet with Rebecca

Miscellaneous:

- Pocket Park has 3 days remaining for their fundraising campaigning -\$4,495 raised to date
- HCPC -Striking a balance program Land use /subdivision/Nuisances/Legal Issues (MMA) March & May
- ^{7/27/10} Moores Farm - (Avakian) - Some neighbors may start injunction procedures
- Tabled the ^{P/13} bylaws
- Edwin Rosso of Whitefield, ME interested in converting property near Tom's Meadow Road, into a shooting range.

Adjourned: 7:12 pm

Respectfully submitted: Deb Bisson

Deb Bisson
 Ross
 Bonnie Kane
 Fred Cook