

TOWN OF GOULDSBORO  
PLANNING BOARD

Minutes of Regular Meeting - January 17, 2017

Attendees:

Ray Jones, Chair	Paul Stewart, Secretary
Jeff Grant, Vice-Chair	Fred Cook, PB
Ken Bahm, PB	Rebecca Albright, CEO
Ken Thibault, PB Alt	Heath Barnes

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

Approval of Minutes

Minutes of the January 3, 2017 meeting were approved as amended.

Bills

No bills were presented for Board approval.

New Business

Heath Barnes (head contractor) presented preliminary information about plans for the part of the Oceanwood Subdivision site recently purchased by Roxanne Quimby. The property is only that to the right of the road with limited shoreline included. The plan is to open the site again as a campground with about 60-65 campsites, including 19 with power and water for camper units. They are reviewing whether the current septic system is adequate. They may put a new building on the site. Current planning is to start work this Spring and open in the Spring of 2018. There will need to be a Site Plan review regarding the change in use from a subdivision to a campground before any work can start. Mr. Barnes will consult with the CEO regarding the Site Plan application.

CEO Report

There has been no response from the new owners of the Black Duck in Corea to discuss whether their plans for the business involve a significant change from past activity. Ray Jones will try to contact them by phone.

There is a property on Wonsqueak with a Flood Plain problem under the new FEMA maps resulting in a significant Flood Plain insurance increase. No PB action needed.

Rebecca also shared a property line issue in Corea resulting from prior subdivision of a lot into 2 lots. When one of the lots was sold there was no survey, and now there is a major problem with the lot lines now affecting any sale of the property. This will need to be resolved legally among the parties involved and requires no PB action.

Old Business

There was further discussion on revisions to the Land Use Ordinance.

The meeting was adjourned at 7:20PM. The next regular meeting will be February 7, 2017.

Respectfully submitted by Ken Bahm

Fred Cook

Ken Bahm

Paul Stewart

Rebecca Albright