

Town of Gouldsboro
**Planning Board Public Hearing - Acadia East Campground (Pocket Parks)
& Regular Meeting Minutes**
June 19, 2018

Attendees:

Ray Jones, Chair

Bonnie Kane, Vice Chair

Deb Bisson, Secretary

Paul Stewart PB

Fred Cook, PB

Jeff Grant, PB Alt.

Ken Bahm, PB Alt.

of Guest: 4

Chair declared the Public Hearing open: 6:00pm

Tom Tash - Presentation on his site plan for Pocket Park - Presented amended Site Plan. The following information was provided:

- This is 8.8 acre parcel located at 574 Rte 1
- Tom stated they had received full approval from the state as of Friday (June 15th)
- DHHS & CDC will perform the health inspection on Tuesday, June 26th
- The only concern of the health inspector (made verbally) will be the sanitation of the vault privy.
- CEO had a concern about the septic: Pocket Park is working with a partner from Augusta. Pocket Park will be renting out equipment from them. The company has a mobile transport to assist them to in getting to a point where the hose will reach to be able to empty the 1,000 gallon tank. The plan is to pump once per year.
- Future plans for a second privy that would be located closer to the parking lot.
- Pocket Park is still searching for a local resident that will perform daily walk throughs - All partners will be taking turns performing the walk through until a suitable candidate can be found.
- With no further questions questions or concerns from the public, the public hearing was closed: 6:40 pm

Chair Opened Regular Meeting. - 6:41 pm

Motion made and seconded and passed : to approve the Site Plan Application as amended but conditional upon the pending Health Inspection and approval from Weibley Dean (Division of Environmental Health)

Approval of Minutes: Motion made, seconded and passed to approve minutes as amended - of the June 5, 2018 meeting.

Bills: None

CEO Report:

- Randy Bacon has paid his fee for the application and paid for advertisement
- Randy understands he will need to pay the town for each dog to the town and separate license from the state -(Kennel License)

Old Business: Dan Weaver - updated the Board for his project:

- Has been speaking with Darron Collins (President at College of the Atlantic.
- Mr. Weaver was looking for the Planning Board to approve a permit to allow limited residential use.
- He has received a quote from Clavis, New England - and reiterated the system currently in place is for 16 people.
- Mr Weaver noted that he can demonstrate ownership of the property. One LLC is for the property which was transferred to his daughter but he has a life lease.
- Mr Weaver was instructed by the Board chair that he should get with the CEO and that he would need to submit a site plan application.
- Rebecca issued a permit for a non-residential educational program (Use Permit).
- Mr. Weaver stated his next step will be fundraising.

Misc: Brief fireworks discussion- Town Manager is in the process of trying to determine who is responsible make a ruling on this.- Tabled

New Business: Proposed Subdivision: (Lois Lane) Information present by Andrew Ray

- Greg Johnston engineer working with Andrew Ray, who owns a parcel on Lois lane, met with Rebecca about the process for a site plan.
- The lot has high points on lots 1, 2 an 5.
- Soil testing has been done.
- The thought is to try and keep as much of the property wooded as possible and still provide emergency access.
- Pg 53 of the town ordinance refers to a fire pond
- Lois Lane is narrow and will bring the first portion where subdivision will be (Lois Lane adjacent to lots 1, 2, 6 and 7) to specs per the ordinance.
- Timeline: before the snow flies

Planning Board discussion and/or concerns with Mr. Andrew Ray's: (not present), representative.

- Maximum structure heigh should be 4
- A fire pond will be needed/where will it be located:
- Advised to speak with Fire Chief for other requirements

- Maintenance of the subdivision road (who will be responsible)
- There is a requirement of maintenance for the fire pond
- Will need a permit from the DOT
- Lots 1, 2, & 3 - possibility of underground wiring per the Subdivision Ordinance Page 36 H1 & 2 (Utilities)-Utilities shall be installed underground except as otherwise approved by the Board.
- Board chair asked how far away lots 1 & 2 are from Jones pond- A: about 1200 feet away.

Next Board Meeting: July 3, 2018 6:00 pm

Meeting Adjourned: 8:09

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