

Town of Gouldsboro Planning Board
Regular Meeting Minutes
May 15, 2018

Attendees:

Ray Chair, Chair

Paul Stewart, PB

Bonnie Kane, Vice Chair

Jeff Grant - Seated

Deb Bisson, Secretary

of Guests: 5

Meeting Called to Order:

Approval of Minutes: Motion made, seconded and passed to approve Minutes of the May 1, 2018

Bills: None

CEO Report: Written Report:

- Tom Tash has sent an updated plan for review. Fire Chief Tate MacLean reviewed and stated that each campsite must have a 5 gallon water bucket on site for dousing out campfires.
- Randy Bacon's site plan review is on hold as he has said to have injured himself.
- Charles Flaherty's Subdivision application and ordinance were left for Ray to present to the board.
- Joerg-Henner Lotze (director) from Eagle Hill Institute of Steuben will be present at the meeting. Information has been passed to PB Chair. The Eagle Hill Institute has a substantial parcel between Prospect Point Road and Rice Road that has been donated to them. They would like to open this area up for trails. Director Lotze and Rebecca went for a site visit to view the property, the wetlands, and also the location of the proposed DOT entrance .

Old Business: Pocket Park

- Tom Tash: Met with Fire Chief McLean - all camp sites will be accessible for emergency vehicles. The concern was an EMS access road and EMS vehicle parking area has been addressed.
- 5 gallon buckets of water will be at every site. Fire Chief will conduct an annual inspection of fire rings. Fire rings will go 18" into the ground and will consist of 18" sidewalls above ground.
- There will be a total of 8 sites but only 4 in use. (the additional 4 may be used for overflow by obtaining a temporary permit).
- DOT - currently performing site inspection of driveway entrance - should be issuing a permit in morning.
- Culvert already in place - debris will be cleared out around it.

- DHHS - requires a vault privy for now (another will be required when more sites are added).
- Site Plan Application: Board has suggested this be reviewed by the applicant and to revise with updated changes.

Misc: None

New Business: Possible subdivision:

- 1995 -Mr. Flaherty's mother deeded him 2 acres of land.
- 2006- Mr. Flaherty was deeded the remainder of the property (approximately 24 acres).
- In 2014 he sold 1.4 acres (from the larger parcel) to Keith Young and Susan Webber.
- In 2015 he sold 8 acres (from the larger parcel) to Jacob Knowles
- Mr. Flaherty would like to sell more property to Jacob Knowles (this land adjoins the property Jacob currently owns).
- This is would create a subdivision.
- Mr. Flaherty was advised by the board to read the Subdivision Ordinance on the town website and return to fill out application with assistance from CEO.
- **Eagle Hill Institute:**
- Mr Lotze : Lot 34 map 32 -33 was donated to Eagle Hill Institute. (The town lists this property as 30 acres-~~non-residential use~~). Donors specifically requested the land be set aside for nature trails.
- Mr. Lotze met with Dana Rice and walked some of the property.
- The Institute's plan is to build a Nature Center (natural history and science study area) which will include a residence for a caretaker and/or volunteer lodging.
- Eagle Hill is a 501c3.
- The current survey is from 1974
- The board advised the Institute refer to the town website and review the site plan ordinance and that this will require a site plan, list of abutters and a public hearing.
- Mr Lotze was informed of the driveway restriction (up to 500') and will need a survey.
- Mr. Lotze was instructed that he will need permits from the DOT and the road commissioner for the driveway.

Adjourned: 7:15

Respectfully submitted: Deb Bisson

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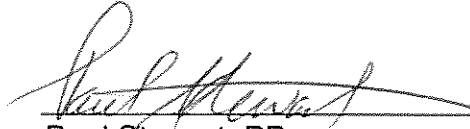
Ray Jones: Chair



Bonnie Kane: Vice Chair

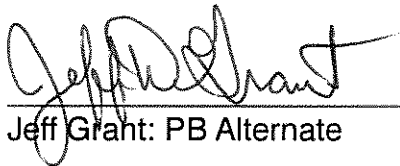


Deb Bisson: Secretary



Paul Stewart, PB

Fred Cook, PB



Jeff Grant: PB Alternate

Ken Bahm: PB Alternate