

TOWN OF GOULDSBORO

PLANNING BOARD

Minutes of Regular Meeting - October 4, 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*	Rebecca Albright, CEO
Fred Cook, PB	

\*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 20, 2016 meeting were approved as presented.

Bills

No bills were presented for Board approval.

CEO Report

Newly-hired CEO Rebecca Albright was introduced by Ray. She will carry forth the Code Enforcement duties that had been handled by Roger Dean and Jerry Kron as interim CEO's. The PB expressed a deserved thank you to Roger & Jerry for a job well done.

Roger Dean reported the Adams' tree-thinning violation has been resolved per DEP approval (See PB Minutes of 9/20 & 9/6).

Roger has mailed letters to two property owners -Phinney & Malloy - explaining the procedure for removing nuisance beavers from their locations (see PB Minutes 9/20).

Roger reported he has inspected six junkyards where permits are up for renewal. He would recommend approval for three of them. The other three he would not recommend: (1) Stanley is in arrears for required permit fees; (2) Myrick, off Libby Rd., does not appear to be in business and exhibits potential environment violations; and, (3) Merchant, on Tom's Meadow Rd, was not accessible by vehicle but was reached by walking, appeared not to be a viable business and possibly in violation of state standards. Ray Jones recommended PB to advise town selectmen to approve the first three noted for renewal and to deny the next three along with a 30-day notice to respond. The PB approved Ray's recommendation.

<sup>134 CONCERNERS</sup>  
Roger stated he has received no response from the lessees regarding the property issue on Guzzle Road that had been reported at the last PB meeting.

Roger reported property owner Valente on Gouldsboro Point wants install rip rap along his shoreline. Because of the 300 ft limit to

qualify under Permit-by-Rule, Roger suggested he follow up with the DEP.

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 10/4/2016, is attached as a part of this PB meeting minutes.

Jerry reported on a conversation with state FEMA rep Sue Barker: The floodplain letters previously sent by Gouldsboro to affected property owners (ref: PB Minutes 9/6) <sup>would be kept up at</sup> ~~should have been~~ sent on FEMA letterhead. Jerry recommends the letters be re-sent with FEMA letterhead attached for clarification.

Jerry passed copies of a draft of a proposed LOMC application package that was developed to be a better organized submittal process. The draft was reviewed with state rep Sue Barker for comments and further development.

#### Old Business

No old business was presented.

#### New Business

No new business was presented.

#### Additional

Ray Jones said that he, Roger Bowen and Bryan Kaenrath met with Wright-Pierce Engineers at the site of the proposed fish farm on the old Navy property. The engineering company will be starting layout drawings for the project.

Ray advised PB that Roxanne Quimby had purchased the Ocean Woods property at Birch Harbor and plans to restore the campground.

Bonnie Kane noted the increasing interest to develop a meaningful map showing locations of elevation markers within Gouldsboro. According to the <sup>FEMA</sup> ~~DOT~~ viable elevation markers must be "First Order" meaning they must be installed in a location that is solid & stable.

There being no further discussions, the meeting was adjourned at 7:10PM.

The next meeting will be October 18, 2016 at 6:00PM.

*Paul Stewart*  
Respectfully submitted by Paul Stewart, Secretary

*Fred Cook*  
*Jeff D. Stewart*  
*John Stewart*

FLOOD PLAIN ACTIONS

NAME	LOCAL ADDRESS	MAP	LOT	DATE	SUBJECT	RESPONSE
Suzanne Bush	128 Workman	29	1B&C	9/27/2016	Seeking help with OAS LOMC application.	Promised her a template & procedure soon.
Robert Steffel	387 Paul Bunyan	55		33 9/20/2016	What does a revalidated LOMC mean?	Explained it to him.
Margo Kiass	22 Youngs Pt. Rd.	43C		7 9/15/2016	Seeking help with OAS LOMC application.	Promised her a template & procedure soon.
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 recomdtn: atny issues show cause to DOT& Army Corp. that Corea population threatened (rt.195).
D. Church for Burmelster	99 Paul Bunyan Rd.	49	19	9/5/2016	In the flood plain?	No. Maine flood web site provided.
D. 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
Coim&Rena Prendergast	Glennas Way	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

10/4/2016