

Town of Gouldsboro
Planning Board Minutes - Regular Meeting
October 17, 2017

Attendees:

Ray Jones, Chair	Paul Stewart, PB
Bonnie Kane, Vice Chair	Fred Cook, PB
Deb Bisson, Secretary	Jeff Grant, Alt
	Ken Bahm, Alt

Of Guests - 9

Meeting Called to Order: 6:00 pm

Approval of Minutes: Minutes of October 3rd meeting - approved as amended

Bills: None

CEO Report: Rebecca not present - Written report provided for the board.

- Dawn Abbott of DEP will be at the November 7th Planning Board Meeting to answer questions regarding palustrine wetlands.
- Herrick & Salsbury (Surveyors) will be on November 7th Planning Board agenda - They are planning an amendment to the Oceanwood Village Subdivision in Birch Harbor
- Subdivision request received from Robert & Lisbeth Avakian to create a lot from their parcel on Primrose Lane.
- Heath Barnes (contractor for Roxanne Quimby) will attend 11/7 meeting to discuss change of use to commercial kitchen and apartments at Bear Trail subdivision property. (West Bay Road). Need to check on status of original subdivision.
- CEO has the right to enforce State Wide Standards-Jim Ecker (Maine Forestry)- Timber Harvesting)
- Rebecca and Board Chair have researched the Allan Property (Map 16 Lot 49) in regard to the Tash proposed project (Pocket Park) and found no record of division of the 131 acre parcel.

Old Business: None

New Business:

- Tom Tash- Presented info & discussion for the possibility to open a Pocket Park . Board Chair researched the property on the town map and it has been determined that the property for the proposed pocket park (see above) is Map 16 Lot 52 not Map 16 Lot 49 as stated in the CEO report. The board found no problem with their plan to move forward. Next step for them is to complete and submit a site plan review application.

- Lisbeth and Robert Avakian submitted to the CEO (see above) , a letter requesting the right to divide lot # 5 of the Bryant E. Moore Farm subdivision. (Map 14 Lot 13). The property has been surveyed by Eastern Surveying Company. Their existing road would become a right of way for their daughter's and son-in-law's homes.
Motion as to divide lot as requested per the application - Motion passed unanimously .

- List provided of subdivisions in town provided by board Chair to board members.
- Palustrine discussion - Jim Fisher (Hancock County Planning Commission)
Discussion regarding our shoreland town map. When the map was created, the wrong color was used for the areas around Jones Pond were considered to be palustrine- this should have been limited residential. We will be receiving a new map at some point.

- The board reviewed sample bylaws- discussion suggested changes to better align with the town needs.

Meeting adjourned: 7:40 pm

Respectfully submitted by Deb Bisson