

Town of Gouldsboro  
Planning Board Public Hearing - Corea Co-OP  
& Regular Meeting Minutes  
September 5, 2017

Attendees

Ray Jones, Chair	Fred Cook, PB
Bonnie Kane, Vice-Chair	Paul Stewart, PB
Deb Bisson Secretary	Rebecca Albright, CEO
Jeff Grant, PB Alt	45 Members of the public

The Chair declared the Public Hearing open - 6:00pm

The Chair read a letter to the public dated August 29th, submitted by Madelyn Medeiros with her questions and concerns regarding the Corea Co-op. The Chair then read a second letter sent to the board via certified mail by Stephanie DePasquale with concerns of an abutting lot line at 181 Crowley Island Road and Jenny's Lane.

The finding of the board is per MMA that the application satisfies the requirements of the town's ordinance and this is a civil matter.  
*NOT A LINE*

The Chair then opened the floor for questions from the public.

Warren presented answers to questions that had been raised.

Robert Swan - 8 Jenny's Lane, Corea - has concerns as to whether there will be brown outs. Warren stated that there will be a 400 amp service and should be sufficient.

Another member of the public asked if there will be blasting - Per Warren, there are no current plans for blasting - A jack hammer will be used.

A member of the public inquired as to whether a metal building or other structure is being considered. Warren responded that a wood building will be built. Warren stated that the census is that the BOD and people he is working with prefer a wood building.

Joe DePasquale

181 Crowley Island road. Concerns if there will be a barrier around the compressors for a noise barrier. The type of compressors that will be installed as well as decibels were addressed.

Phil Stead

190 Crowley Island

Concerns of trucks that have blocked his driveway - Warren will speak with persons as needed.

Bonnie stated that the site plan does not show the location of the septic (leach) field.

Josh Bragg (CES) stated that on the original site plan sketch, the ~~septic tank~~<sup>septic</sup> was roughed in and was misleading and did not put it on the current plan to avoid confusion. The septic tank has been located, will be removed and a new one installed.

Rebecca stated that the September permit includes a floor drain.

The Chair asked if there were any further questions from the public at this time. With no further questions, a motion was made as follows:

With no further questions Public Hearing was closed: 6:50 pm

Chair Opened Regular Planning Board Meeting - 6:51p

Motion: To Approve site plan application consisting of Corea Co-Op contingent upon expanded site plan map with septic field location added. - Motion passed unanimously.

Approval of Minutes: August 1, 2017 - approved as amended  
August 15th, 2017 - approved as amended

Approval of Bills: There are no bills at this time

CEO Report:

- Rebecca handed out to the PB members, sample language from the MMA Planning Board Manual- with a report attached from the State of Maine Department of Agriculture, Conservation and Forestry regarding property (15 acres -Point Francis) owned by Susan Webber. The report issued appears to have missing information.
- There was some discussion that some activity has taken place on the Point Francis Property. Also discussion regarding the original application request, to clear the entire peninsula but does not indicate which of the 3 options were being applied for.
- The application appears to be incomplete. Rebecca will follow up with the state
- The shoreline zone palustrine map shows K. Young's property does include palustrine.


Palustrine as appears in our shore line ordinance does not define- DP is supposed to give the town an amended map - without the palustrine (Rebecca is working on.)


Old Business: None

New Business:

- Ordinance review priorities:-discussion for future
- Bonnie stated she did research regarding the Boards requirements to post an agenda. There is no state law which requires an agenda to be posted prior to a budget committee meeting
- ~~PLANNING~~ Maine planning & land use laws (updated) now available
- Discussion -Gouldsboro Establishment of PB Ordinance
- Adopt rules - homework

Respectfully submitted. - Deb Bisson

  
~~Handwritten signature~~

  
Bonnie Kane  
Jeff Bisson