

Town of Gouldsboro
Planning Board
Minutes of Regular Meeting - September 4, 2018

Attendees:

Ray Jones, Chair

Bonnie Kane, Vice-Chair

Deb Bisson, Secretary

of Guest 4

Paul Stewart, PB

Jeff Grant , PB Alt. - seated

Ken Bahm, PB Alt.

Meeting Called to Order : 6:00 PM

Approval of Minutes: Minutes of the August 21, 2018 meeting, approved as amended

New Business:

Point Francis Subdivision Preliminary sketch plan : (off Paul Bunyan Road) Jim Boyle, for Maine Woodland Properties

- 14 lots approx. 45 acres
- The incoming road will be approx. 1/2 mile
- Approx. time frame for beginning project will be about 6 months, property is currently under contract to be purchased.
- Possible walk through - October
- Request by board that 250' and 75' set back could be flagged for the site visit.

West Bay General Store : (Rte 1 Old Tuttle Store) (Site Plan Application),- currently owned by Keith Young & Gary Grovel): & leased by Kathryn Balteff, who attended via phone

- Signage - Will have a sign on front door and front building per sign ordinance (A detailed signage will be provided for the public hearing
- Opening scheduled for October 1st.
- Health Inspection or vendor license (baked goods to be baked off premises)
- 6 parking spaces in front
- Store hours will be 6am to 6pm

- Public Hearing set for September 18th 2018 6:00 pm
- Info on signs/lighting & licenses will be provided at the public hearing.

Approval of Bills: None

CEO Report:

- Issued renewal for building permit - Stanley Road
- Permit for mobile home at Tracy Lane - Required to put in cement slab lane
- 2 new house permits issued
- General discussion of a previous permit issued which allowed a driveway of over 500 ft in length
- Flood plain permit discussion regarding Francis Pound Road - 12 ft. elevation (?? Impact)
40 x 40 storage shed. Owner has DEP permit by Rule for the building. Will need to fill out a flood plain application. Shed could fall under accessory structures
Board Chair has suggested Jim speak with Sue Baker, DEP, regarding the size of the accessory structure and take direction from her.


Miscellaneous:

- Jim to check with Fire Chief as to why the land use ordinance is 500' limit for driveways.
- Discussion as to why there is a section on the site plan ordinance regarding how & why financial requirements are needed.

Adjourned 7:20 pm

Respectfully submitted: Deb Bisson

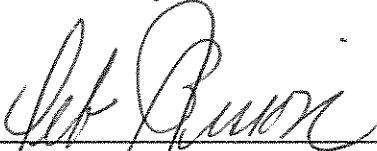
Town of Gouldsboro
Planning Board Minutes - Regular Meeting



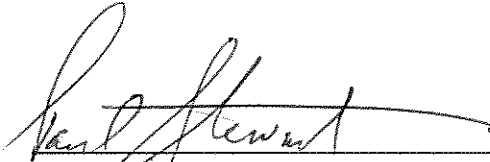
Ray Jones: Chair



Bonnie Kane: Vice Chair




Deb Bisson: Secretary



Paul Stewart, PB

Fred Cook, PB



Jeff Grant: PB Alternate

Ken Bahm: PB Alternate