

**TOWN OF GOULDSBORO
PLANNING BOARD**

Minutes of Public Hearing and Regular Meeting – January 5, 2016

Attendees:

Ray Jones, Chair	Jeff Grant, PB	Ed Brackett, CEO
Ken Bahm, Secretary	Ken Thibault, PB Alt	
Thoma Watson, PB	Paul Stewart, PB Alt*	

* seated alternate

Al DiMarco Lorry DiMarco Richard Riet

The meeting was called to order at 6:02 PM by Ray Jones, Chair.

Approval of Minutes

The minutes of the December 1, 2015, meeting were approved as submitted by a vote of four in favor and one abstention.

The minutes of the December 15, 2015, meeting were approved as amended by a vote of four in favor and one abstention.

New Business (taken first up first because of attendees present)

Thrift Shop. Mrs. DiMarco started a thrift shop in November 2015 in the space where an Antique Shop has been in operation for about the past 15 years at the corner of Main St. and the Corea Rd. in Prospect Harbor. Discussion focused on what actions were needed regarding this business as there was no information on file for the Antique Shop since that was not required 15 years ago. It was felt that, since this was not a significant change in activity, there should not be a need for a full site plan application and public hearing. However, there should be a minimal application completed to create a file on this small business. The motion to waive the public hearing requirement and create an official file for this small business was seconded and unanimously passed.

Bills

No bills were presented for Board approval.

CEO report

The issue related to the undeveloped Island View subdivision regarding possible wet land status has been resolved by the Maine Department Of Environmental Protection determination that the drainage ditch is actually a stream.

The Prospect Point Subdivision has been advised to review the current Gouldsboro Subdivision Ordinance and meet with the Road Commissioner to discuss ameliorating the problem with a narrow width road. The Fire Chief has advised the association that once snow has been plowed, effectively limiting access, no Gouldsboro fire trucks will be allowed on that road.

Flood zone. Once the FEMA Flood Zone maps are finalized, then Gouldsboro must update the Flood Plain Management Ordinance. The timeline is unclear. The issue was tabled pending FEMA coming back with required changes to the Gouldsboro Flood Plain Management Ordinance.

Three permits have been issued since the last meeting.

There has been significant reaction to Ed's article in the last town Newsletter regarding the requirement for DBA's (Doing Business As) to be on file with the town. There was one error; specifically, that there is a one time fee, not an annual fee as published. The requirement is that any sole proprietorship or partnership doing business as (DBA) some name other than their own name must have a one page DBA filed with the town office. This includes home occupations. Revising these is part of the CEO's job. The standard operating procedure should be for these to go to the CEO for review to determine if a site plan application is needed. Ed will review this with the town office staff.

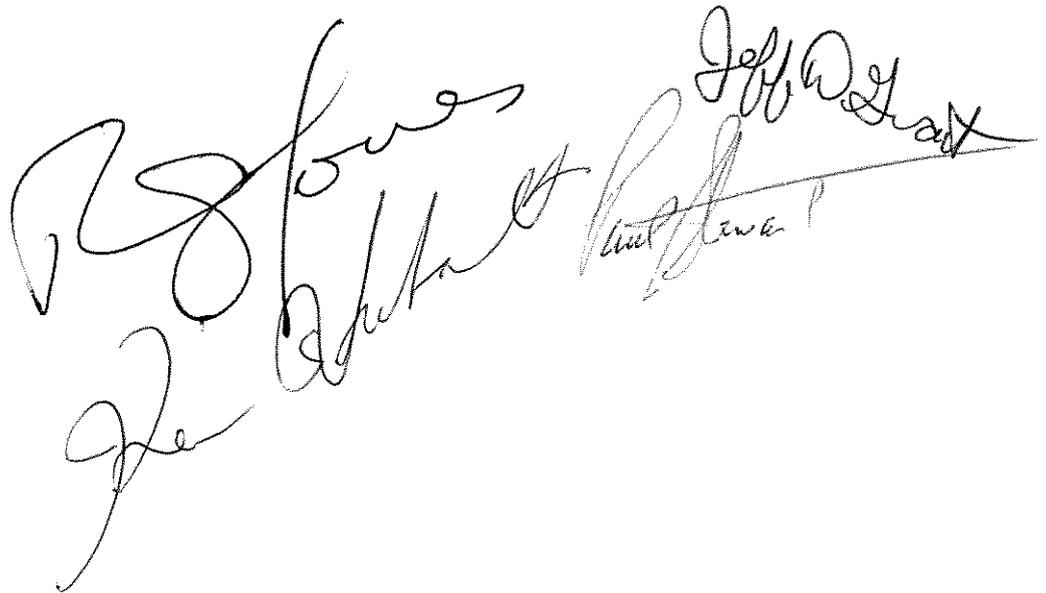
Old Business

1. Continued review of changes to the Shoreland Zoning Ordinance.

The meeting was adjourned at 7:40 PM. The next meeting will be Tuesday, January 19, 2016, at 6:00 PM.

Respectively submitted,

Ken Bahm

The image shows three handwritten signatures in black ink. The signature on the left is 'Ken Bahm'. The signature in the middle is 'Jeff W. Grant'. The signature on the right is partially obscured but appears to be 'Ken Bahm' again. The signatures are written in a cursive, flowing style.