

TOWN OF GOULDSBORO
PLANNING BOARD
Minutes of Regular Meeting – February 16, 2016

Attendees:

Ray Jones, Chair	Jeff Grant, PB	Ed Brackett, CEO
Ken Bahm, Secretary	Paul Stewart, PB Alt*	Joe Young
Thoma Watson, PB	* seated alternate	

The meeting was called to order at 6:00 PM by Ray Jones, Chair.

Approval of Minutes

The minutes of the February 2, 2016, meeting were unanimously approved as amended.

Bills

No bills were presented for Board approval.

Old Business

1. After discussion about concerns regarding the notation in the January 5, 2016 minutes that "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," it was clarified that the statement was incorrect. The Fire Chief has confirmed that trucks will go down Blance Lane in the Prospect Point Subdivision.
2. The Board started to review the draft of a revised Shoreland Zoning Ordinance.

New Business

1. Preliminary discussion with Joe Young about his plans for the Corea Wharf Gallery and Grill, aka Lunch on the Wharf. Joe noted that the first permit was for a small business operation that has grown over the years. He presented an updated plan including the driveway approved by the Maine Department of Transportation that seeks to:
 - Improve the railing around the wharf with no change in footprint.
 - Extend the seating area to the end of the existing wharf.
 - Establish a 80 person maximum capacity. That was calculated using 15 square feet per person and a 1200 square foot seating area.
 - Provide marked parking on Joe Young's lot for 2 handicapped spots and 24 more spots.
 - Provide for waste water to be handled as it is now with holding tanks, much the same way as with campers.

The abutters list needs to include all those within 1000 feet. Joe will start with the initial abutters list and add any new parties since that was done.

A tentative date for Public Hearing was set for March 15, 2016.

The meeting was adjourned at 7:55 PM. The next meeting will be Tuesday, March 1, 2016, at 6:00 P.M.

Respectfully submitted,


Ken Bahm

