

TOWN OF GOULDSBORO
PLANNING BOARD
Minutes of Regular Meeting – February 2, 2016

Attendees:

Ray Jones, Chair
Ken Bahm, Secretary
Thoma Watson, PB

Jeff Grant, PB
Ken Thibault, PB Alt
Paul Stewart, PB Alt*

Ed Brackett, CEO

* seated alternate

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

Approval of Minutes

The minutes of the January 19, 2016, meeting were approved as submitted by a vote of three in favor and two abstentions.

Bills

No bills were presented for Board approval.

CEO report

There was one new house permit since the last meeting.

The Board discussed a permit issue that Ed shared. A couple on Peninsula Road were permitted to build a new house. They paid for a new pole to be put in place for power. Emera has said that the pole may actually be theirs if it is within the right of way for utilities. If so there would be additional fees that the homeowners would be liable for. Ed will research the right of way issue in our ordinances. Furthermore, Emera said they needed a permit to extend power to the new pole. This is a new expectation from Emera. Ed has issued a permit for extension of power as a rider on the initial house permit. The Board agreed this was a reasonable course of action. As Emera has recently extended power to other households without requiring a permit, it is yet to be seen if this is a new requirement.

Tracy's Reunion on Jonathan Landing Road. There is work pending on this 30 acre property that may need to go through the site plan review process. The property has been used for annual gatherings of the Tracy family. They now want to build a structure on the property as well as having trailers sited year round. Ed is investigating this situation and waiting for a legal opinion from MMA. The Board expects more to come as the issues become clearer.

Flood zone. The FEMA Flood Zone letter of determination is out. Ed has a sample Flood Plain Management Ordinance provided by FEMA for the Planning Board to review. A revised Flood Plain Management Ordinance needs to be in effect by July 20, 2016.

Old Business

1. Shoreland Zoning Ordinance. A remaining issue is whether Gouldsboro should require erosion control certification of contractors working within the Shoreland Zone. This and other pending issues will be addressed once the Board has a completed draft ordinance to review. Hopefully, the secretary will be able to have this done by the next meeting.
2. Land Use Ordinance. There are a number of revisions Ed would like to see made, including requirements on driveway placement and width, minimum lot size (the State has a 1/2 acre minimum for septic systems), line of sight for driveways, a reference to State requirements for items not explicitly included in the town ordinance, and others yet to be identified.

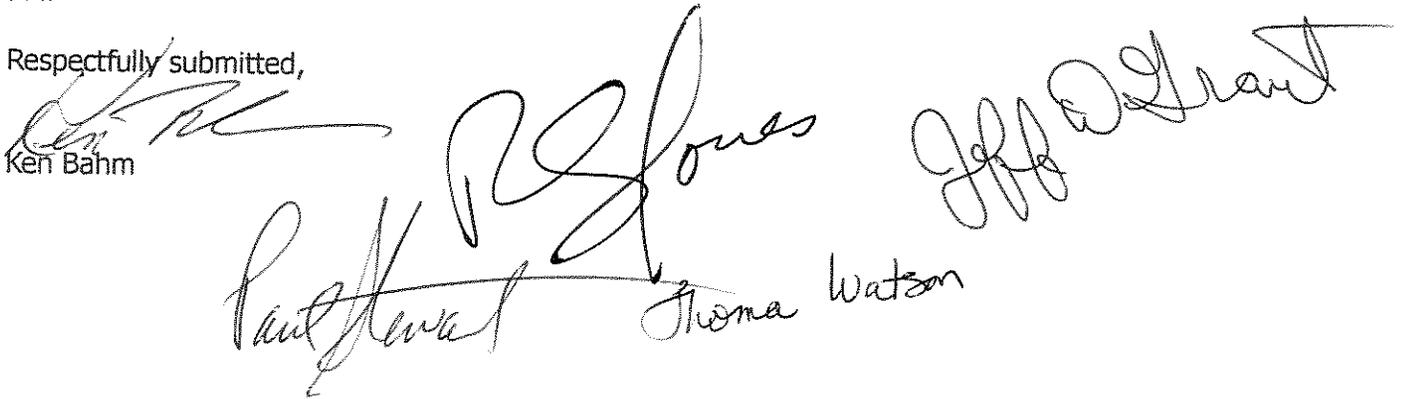
3. The Board agreed on the following priorities for the next 6 meetings:
- Review of the draft changes to the Shoreland Zoning Ordinance
 - Work on revisions to the Flood Plain Management Ordinance
 - Work on revisions to the Land Use Ordinance

New Business None.

The meeting was adjourned at 7:03 PM. The next meeting will be Tuesday, February 16, 2016 at 6:00 PM.

Respectfully submitted,

Ken Bahm



Paul Newell

Thomas Jones

Thomas Watson

Jeff A. Grant