

TOWN OF GOULDSBORO

PLANNING BOARD

Minutes of Public Hearing and Regular Meeting – March 15, 2016

Attendees:

Ray Jones, Chair	Thoma Watson, PB	Paul Stewart, PB Alt
Ken Bahm, Secretary	Jeff Grant, PB	Ed Brackett, CEO
David Wilcock, Vice Chair	Ken Thibault, PB Alt	
Joe Young	Catherine G. McLoud	David Jordan
Marla Jordan	Hilary Kammerer	Pam Crowley
Harold Crowley	Joan Mansigian	Jim Watson

The Public Hearing for The Corea Wharf Grill and Gallery was called to order at 6:00 PM by Ray Jones.

Joe Young, as applicant, presented a summary of this update to the existing site plan. While the business started with a hot dog cart and 3 tables, it has changed over the years, creating a need to update the site plan. He is proposing:

- Extending the seating to the rest of the existing wharf and building a better railing around it.
- Adding more tables with a maximum seating of 80 people based on the square footage available for seating.
- Adding parking space and improving traffic flow with the addition of a driveway to Crowley Island Road with leased adjoining land.
- Changing the traffic flow to one-way with appropriate signage. The entrance being at the corner of the Corea Road and Gibbs Way and the exit being at the junction of the driveway and Crowley Island Road.
- Keeping food offerings pretty much the same with no plans to add beer or wine although patrons may bring their own.
- No changes to the kitchen.
- Bathroom facilities are two port-a-potties.

Questions and comments from the public were:

- Traffic flow signage – Stop and one-way signs will be put in as well as 6 tourist information signs from Route 1 to Corea. Stop signs and, if possible, a Do Not Enter sign (pending State OK) sign will be where the driveway meets Crowley Island Road. Joe already has the required permits from the State for the tourist information signs.
- Parking – Delivery parking, bicycle and handicapped parking will be closest to the wharf with additional spaces marked in some way (perhaps numbered signs or posts) along Gibbs Way. Gibbs Way is not a town Road.
- Season and time of business- The business would be open seven days a week from Memorial Day through Columbus Day from 11AM to 5 PM.
- Kate McLoud, representing Peninsula Builders and Claire Carlson, shared Mrs. Carlson's concern about the extent of the business expansion and her request that the Planning Board table action on the application until she had an opportunity to learn more. Mrs. Carlson is currently out of town on an extensive trip and owns the house at the corner of Corea Road and Gibbs Way. However, Ms. McLoud noted that based on the discussion she expected Mrs. Carlson would not have any objections.
- Jim, Watson, Gouldsboro Road Commissioner, noted that he has met with Joe about his plans and found him to be very amenable to doing whatever would be necessary and appropriate. Joe does plan on improving the line of sight onto Crowley Island Road by cutting back some alders.

The CEO has received three calls from citizens inquiring about the expansion plans. Once they understood the extent of the expansion, all were supportive.

A motion was made, seconded and unanimously passed to approve this site plan application.

The Regular Meeting started at 6:43.

New Business (taken first in consideration of attendees)

1. Preliminary discussion. David and Marla Jordan are interested in opening a Live Lobster Shack at Faye Jordan's house on Prospect Point Road. They would like to build an 8'x12' building for the business. They have completed a Small Business Site Plan application. The site is not part of any subdivision. They plan to have signage at the corner of Main Street and Prospect Point Road to attract patrons. A list of property owners within 500 feet of the property is needed for proper notification of abutters. The Board tentatively set April 19 for the required Public Hearing.

Approval of Minutes

The minutes of the March 1, 2016, meeting were unanimously approved as submitted.

Bills

No bills were presented for Board approval.

CEO report

There were 6 permits since the last meeting, including the Bunkhouse complex at Maine Fair Trade Lobster. The complex required 4 permits (one per trailer) and a minor configuration change from a square into an E shaped layout. The change was required because of siting restrictions for the trailers.

Ed will explore the cost of getting the revised Shoreland Zoning Ordinance professionally word processed. The many changes over the years to the existing ordinance have made it extremely difficult to work with because of multiple formatting approaches.

Tracy's Reunion on Jonathan Landing Road. The meeting with the Tracy Reunion board on March 5 in Ellsworth regarding the change in use status of the property went very well. They have already made adjustments to the group's by-laws that will ease work with the Town Assessor's Office. They will get permits for any trailer staying on site for more than 3 months and are working on a septic system design with Bill LaBelle.

Old Business

1. Flood Plain Ordinance. The Board reviewed the suggested changes to the existing ordinance made by FEMA. Ken will make the proposed revisions discussed on the ordinance so it can be presented at a Public Hearing in late May and the annual Town Meeting.

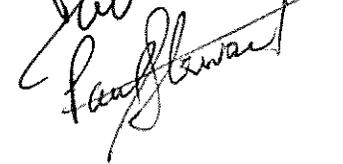
The meeting was adjourned at 7:52 PM.

The next meeting will be Tuesday, April 5, 2016, at 6:00 PM.

Respectfully submitted,


Ken Bahm


Thomas Watson


David C. Stewart


Jeff Bagshaw