

TOWN OF GOULDSBORO

PLANNING BOARD

Minutes of Regular Meeting - April 5, 2016

Attendees:

Ray Jones, Chairman
Jeff Grant, PB
Ed Brackett, CEO

Paul Stewart, PB Alt*
Thoma Watson, PB
David Wilcock, Vice Chair
Fred Cook

*Seated as a voting member

The meeting was called to order at 6:03PM by Ray Jones, Chairman.

Approval of Minutes

Minutes of the March 15, 2016 meeting were approved as submitted.

Bills

No bills were presented for Board approval. CEO Ed Brackett asked for confirmation of a procedure for authorizing and paying a future bill concerning the advertised typing/formatting work for the ordinances revisions: Typist should present an invoice to be approved by vote of the Planning Board and then submit the invoice to the Town.

CEO Report

Ed Brackett reported local resident Theresa Gray had been selected to do the typing and formatting for the Shoreland Zoning Ordinance update. The document will be in Microsoft Word convertible to .pdf format. The compensation will be \$4.00 per page.

Ed reported on a subdivision titled "West Bay Woods" that had been approved by the Planning Board in 2001. A buyer has approached Ed regarding potential purchase of two of the subdivision lots. Apparently there is no historic file in the office for this work, so Ed will open a new one. The project is located on ~~Katie's Way~~ near Route One.

JUSTIM LANA

Ed also reported on other discussions with two different property owners: (1) An owner wants to build a tree house but there is no ordinance covering that type of constructing, and (2) An owner of two adjacent lots, one with a house on it, wants to take some land from the first lot, add to the second lot and then split the second lot for a house to be occupied by the owner's son; that would then leave a small potentially non-conforming third lot and could then require a permit under the Subdivision Ordinance.

Ed reported a permit application will be submitted for a new Mexican restaurant once the owner has obtained state approval; location at the corner of old rt 1 and rt 1 sharing half of the building with a hair salon

With Board approval Ed will issue a permit to Jeff Grant for seasonal change of use of his 8x12 ice-fishing shack; usually stored on his property which is in a Resource Protection District. Permit will allow the shack to be used for miscellaneous purposes during the warmer season without requiring renewable 90-day approvals. The Planning Board elected to vote on the subject and passed the request with four approvals, one abstention(Grant).

Old Business

Continued the review & updating of changes to the ordinances. Tonight's effort is focused on Land Use Ordinance. Several changes or clarifications were suggested:

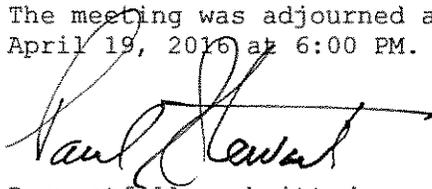
1. Stipulate a minimum lot size;
2. Include a 'definitions' section;
3. Include time limits/schedules for permit renewals;
4. Include state requirements concerning 'collocation' cell towers;
5. Clean up language of Section 12.
6. Add new requirements in Section 13 for driveway set-back, access adjoining state roads, CEO approval prior to permit application.

Board members will review this ordinance and changes prior to the next meeting.

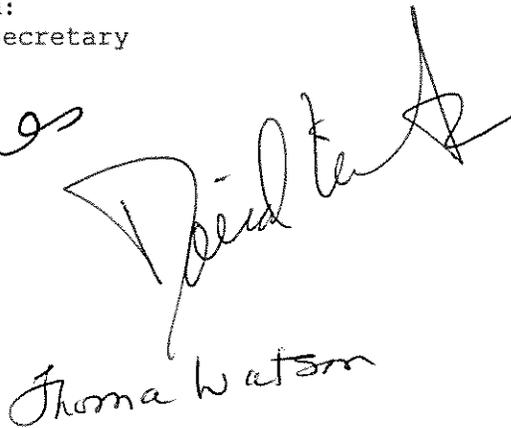
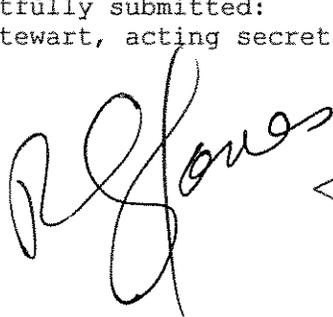
New Business

No new business was brought up although the Board decided on the date of June 7, 2016 for the public hearing to discuss the proposed ordinances changes.

The meeting was adjourned at 7:45 PM. The next meeting will be Tuesday, April 19, 2016 at 6:00 PM.



Respectfully submitted:
Paul Stewart, acting secretary



Thomas Watson

