

**TOWN OF GOULDSBORO
PLANNING BOARD**

Minutes of Public Hearing and Regular Meeting – May 31, 2016

Attendees:

Ray Jones, Chair	Jeff Grant, PB	Jerry Kron
David Wilcock, Vice-Chair	Ken Thibault, PB Alt	Roger Dean
Ken Bahm, Secretary	Ed Brackett, CEO	Sonja Dean
Thoma Watson, PB	Peter Valencia	Perry Cook

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

Approval of Minutes

The minutes of the May 24, 2016, meeting were unanimously approved as amended.

New Business

Preliminary discussion regarding expansion of a nonconforming residence in the shoreland zone. Sonja Dean and Perry Cook have purchased Marge Holt's shoreland property on Grand Marsh Bay Road and would like to renovate and expand the nonconforming house structure. Five feet of the building is less than 75 feet from the shoreline. The first phase involves raising the roof, adding a second story and a less than 30% increase to the footprint. The second phase would be to build a 2 car garage well away from the water, meeting all setback requirements. This planned expansion would be allowed with Planning Board approval as set forth in the Shoreland Zoning Ordinance changes up for approval at the Town Meeting on June 15. As a result, the Planning Board deferred action on this request until their meeting on June 21.

Public Hearing - Downeast Mexican Takeout

Peter Valencia has applied for approval of a takeout restaurant to be located in part of an existing building on Old Route 1. Adequate parking is available. Mr. Valencia confirmed that he has purchased an appropriate commercial hood and is in the process of getting the required fire suppression system installed. The Fire Marshal's permit is pending as well as the Board of Health permit. The Planning Board advised Mr. Valencia that seating for more than 8 people could lead to the Board of Health requiring restroom facilities.

No negative public comment has been received.

A motion to approve this takeout restaurant application contingent on acquiring all other necessary permits was moved/seconded and unanimously approved.

Bills No bills were presented for Board approval.

CEO report

1. Jordan Lobster Shack. The CEO has received an inquiry from the Jordan's regarding selling cooked lobsters along with raw live ones. This still would be limited to take out only. The Board decided this is not a significant change and so does not require another public hearing as long as the business remains takeout only and any appropriate Board of Health permits are provided to the CEO.
2. Beaver dam on E. Schoodic Drive. Reducing the impact of the beaver dam on nearby septic systems will require involvement of the DEP, DOT and USF&W agencies as well as the Planning Board and homeowner. It is expected that any expense would be the responsibility of the property owner. The CEO will discuss this with the homeowner once he has estimated cost information.

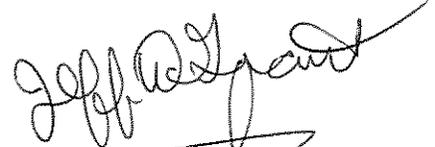
Old Business

1. Shoreland Zoning, Floodplain, and Land Use Ordinances. The Board reviewed draft ordinance changes. The secretary will coordinate with Theresa Gray to make outstanding corrections before the Public Hearing on June 7 and with the Town Office to print copies to have for public review at the hearing.
2. Ray Jones requested Board members provide him with suggestions of ordinance changes via email that should be highlighted at the Public Hearing and subsequent Town Meeting.

The meeting was adjourned at 7:40 PM. The Public Hearing on proposed changes to the Shoreland Zoning, Floodplain and Land Use Ordinances and next regular meeting will be Tuesday, June 7, 2016, at 6:00 PM.

Respectfully submitted,


Ken Bahm

 Ray Jones
 Jeff W. Grant
 David White
 Thom Watson