

TOWN OF GOULDSBORO

PLANNING BOARD

Minutes of Public Hearing and Regular Meeting – June 21, 2016

Attendees:

Ray Jones, Chair	Fred Cook, PB	Ken Thibault, PB Alt
Ken Bahm, Secretary	Paul Stewart, PB	Roger Dean
Jeff Grant, PB	Ed Brackett, CEO	Sonja Dean

The meeting was called to order at 6:04 PM by Ray Jones, Chair.

Approval of Minutes

The minutes of the June 7, 2016, meeting were unanimously approved as submitted.

Bills No bills were presented for Board approval.

New Business

CEO report

1. Sonja Dean and Perry Cook house on Grand Marsh Bay. Expansion of a non-conforming building meeting the requirements of the newly amended Shoreland Zone Ordinance - Planning board approval required. It was moved, seconded and approved unanimously to issue a permit for the expansion of this non-conforming structure as proposed in the permit application within the shoreland zone on Grand Marsh Bay Road. It was noted that the septic tank is something that should be addressed separately.
2. Shirtzinger wharf. The DEP has approved a Permit by Rule for work on this wharf. It was moved, seconded and with all in favor to approve this application.
3. Rip-rap repair at Charles Currie's house on Paul Bunyan Road. Ed performed an inspection and approved repair of the rip-rap as a Permit by Rule. A second site with rip-rap needing repair has been delayed.
4. Shoreline rehab at the Valente property is still on hold pending action needed by the owner.
5. A driveway at the Josh Keen property on West Bay Road was approved by the State. A permit has been issued for a new house at this location.
6. Heinlein property on the Guzzle road. The owner wishes to place a double wide/modular home on the lot where there is currently a single wide trailer. This would be possible if the double wide is placed where the single wide is and expands toward the road with the larger structure. The owner prefers to go toward the water. It was noted that there are 3 graves sited between the trailer location and the water further complicating the matter. The CEO will follow up with Mr. Heinlein. Since the lot is in the Resource Protection Zone, Planning Board approval is required.
7. Beaver dam along the Corea Road (SR 195) nearby Oceanside Meadows Inn. The DOT does not become involved until there is damage to the road.
8. Beaver dam on E. Schoodic Drive. Action still pending. DOT has no problem with reducing the extent of the dam. Ed is still trying to contact a contractor regarding the issue. The CEO will discuss this with the homeowner once he has estimated cost information.
9. Revised ordinances approved at the June Town Meeting. some of these need to be forwarded to the State for approval. Ray Jones will work with the Town Office staff to see that these are handled properly.

Old Business None.

New Business

1. Election of officers for the 2016-2017 year. Ray Jones was nominated with a second for Chair, Jeff Grant was nominated with a second for Vice-Chair, and Paul Stewart was nominated with a second for Secretary. This slate of officers was elected unanimously.
2. Priorities for the upcoming year. Work on the following ordinances was discussed:
 - Site Plan Ordinance
 - Subdivision Ordinance
 - Potential Sign Ordinance (new)
3. Ray Jones mentioned that there will be a "Striking a Balance" Workshop addressing Site Plan ordinances sponsored by the Hancock County Planning Commission Thursday, June 23. Most board members planned to attend.
4. It was moved, seconded and approved for Ken Thibault to serve another year as an alternate board member. There is still a need for a second alternate. Board members were asked to provide suggestions of possible people for the next meeting.

The meeting was adjourned at 7:06 PM. The next regular meeting will be Tuesday, July 5, 2016, at 6:00 PM.

Respectfully submitted,


Ken Bahm









