

**TOWN OF GOULDSBORO
PLANNING BOARD**

Minutes of Public Hearing and Regular Meeting – June 7, 2016

Attendees:

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

The Public Hearing on proposed Ordinance changes was called to order at 6:03 PM by Ray Jones, Chair. Ray summarized the changes to the Land Use, Floodplain Management and Shoreland Zoning Ordinances.

1. Land Use. There was a suggestion to delete the last sentence regarding driveways under section 14, page 5. As this is the last possible chance for a public hearing before the annual Town Meeting, changes cannot be made to the ordinance with enough time for another public hearing. The Planning Board and CEO will consider waiving the local permit fee for driveways on state roads.
2. Floodplain Management. A typo was found on page 6 and will be corrected. It was noted that a new datum (NAVD) is included in this revised ordinance.
3. Shoreland Zoning. There are many formatting changes as well as basic changes made to bring the ordinance in conformity with State guidelines.
 - o A major change noted regards expansion of non-conforming structures based on footprint rather than square footage or volume.
 - o A question was raised about the requirement for filing changes to non-conforming structures with the registry of deeds. The CEO responded that the registry will accept a copy of the information filed with the permit application as meeting this requirement.
 - o Shoreland Zone district map. A recommendation was made to include with the ordinance a copy of the map showing the 4 different shoreland zone districts (Resource Protection, Stream Protection, Limited Residential and Commercial Fisheries/Maritime Activities) for Gouldsboro. This map may be found on the Hancock County Planning Commission's website (www.hcpcme.org). In future, a small number of maps may be printed by the Town to have on hand with hard copy ordinances provided to residents. Also, future ordinance revisions may include a website reference for this map.

The Public Hearing was closed at 6:43 PM.

Regular Meeting

Old Business

1. A motion was made, seconded and unanimously passed to submit the proposed revisions to the Shoreland Zoning, Floodplain, and Land Use Ordinances for approval at the annual Town Meeting June 14, 2016.

Approval of Minutes

The minutes of the May 31, 2016, meeting were unanimously approved as submitted.

Bills No bills were presented for Board approval.

CEO report

1. Jordan Lobster Shack. As a result of a State requirement for a gray water disposal system, the Jordan's have deferred selling cooked lobsters along with raw live ones. The CEO will follow-up

- with the suggestion that the neighboring property may be able to meet this need.
2. Beaver dam on E. Schoodic Drive. Nothing further on this matter as State certified contractors have been unavailable.
 3. Heads up for the June 21 meeting. Add to the agenda Bob Morren's request for approval of wharf repair and a question from Don Heinlein regarding movement of a double wide trailer.
 4. Rip-rap. Ed will be doing 2 inspections of sites requesting rip-rap repairs as a result of storm damage. DEP has already indicated they are OK with a permit by rule process. The Board indicated that it would be fine for Ed to proceed with issuing a permit.
 5. The Valente property on Valente Road. Shoreline rehabilitation is also needed at this location and will require an extensive application.
 6. Josh Keen on West Bay Road is reapplying for a State driveway permit.

New Business None.

Announcement.

The next Hancock County Planning Commission "Striking a Balance" workshop will be on June 23. Five members indicated an interest in attending.

The meeting was adjourned at 7:17 PM. The next regular meeting will be Tuesday, June 21, 2016, at 6:00 PM.

Respectfully submitted,


Ken Bahm

