

**Town of Gouldsboro  
May 21, 2024  
Planning Board  
Meeting Minutes  
Gouldsboro Town Office**

**Board Members present:**

Ray Jones, Chairman  
Deirdre McArdle, Secretary  
AJ Higgins  
Shepsi Eaton  
Deb Bisson, Alternate, seated  
Jed West, Alternate

**Board Members absent:**

Jeff Grant, Vice-Chairman

**CEO:**

Mike Connors was present

**Number of Guests:**

1 Bob Bushwaller Cindy Beske and Herbert Rice

**ZOOM Guests:**

0

**1. Approval of minutes from March 5, 2024**

Approved as written YES  NO

Approved as amended YES  NO

AJ and Shepsi

A motion to approve the minutes was made by AJ Higgins and seconded by Shepsi Eaton. It passed unanimously.

## **2. Approval of bills**

There are no bills.

## **3. CEO report**

CEO Mike Connors talked about the need to address LD 2003 in the Shoreland and Land Use ordinances. He said there was no new news about the ongoing Paul Bunyan sideline setback issue. The CEO stated that he had received a call regarding the possibility of leasing property for a “glamping ground” on Youngs Point Road. He contacted Millard Billings who informed him that because the Town does not have a Holding Tank Ordinance it would require a Site Plan Application for black water. They would need a full site plan review. The point was made that surrounding residents may not be pleased and there are multiple abutters.

On another issue a question arose regarding permit #24-25 for a wheelchair ramp as to whether the ramp would need to be removed if it became unnecessary. A conversation followed and the CEO said he would look into the requirements.

Seven building permits were issued.

<b>Permit #</b>	<b>Date</b>	<b>Name</b>	<b>Location</b>	<b>Shoreland</b>	<b>Type</b>
24-25	5/8/24	Donna Haycock	710 Pond Rd	N	Wheelchair Ramp
24-26	5/8/24	Brian Eaton	No E911 address off Pond Rd.	Y	New Home
24-27	5/10/24	Elizabeth Moriarty	No E911 address on Justin Lane	N	New Home
24-28	5/16/24	Jay Bricker	196 South Gouldsboro Rd	N	Garage
24-29	5/16/24	Rachel Colby	428 US Rte 1	N	Deck
24-30	5/16/24	Peter Legere	148 US Rte 1	N	Garage
24-31	5/21/24	Mazouz Hussein	347 Paul Bunyan Rd	Y	Shed

## **4. Old Business**

### **a.) Fin Fish Aquaculture**

Chairman Ray Jones stated that the additions to the Land Use Ordinance regarding finfish aquaculture were in the Town warrant and would be presented at the town meeting on Tuesday, June 11<sup>th</sup>. A suggestion was made to have Tim Pease, the Town Attorney, attend the meeting to answer questions. Chairman Ray Jones said that he would invite him.

**b.) The Comp Plan**

The Chair of the Comprehensive Plan Committee, Deb Bisson, gave a brief update. She said that there are five people from the Hancock County Planning Commission (HCPC) going through the document. She said that with the turnover in the Town Manager position it has been difficult to get the required financial information. Chairman Ray Jones asked how much the committee had remaining in their budget and the Comp Plan Chair stated that there is \$9,000 left. She requested that the Budget Committee carry any residual amount over into the next fiscal year.

**c.) Miscellaneous**

Herbert Rice and Cindy Beske were in attendance regarding their prospective subdivision. Chairman Ray Jones discussed the property walk, taken by members of the Planning Board, on May 14th. He stated that there are wetlands behind the property and recommended that they get a soil test, adding that if a soil test is done the property can be sold as a homesite otherwise it is just woodland. They replied that they had contacted Ed Pereira for a soil test. Chairman Ray Jones suggested that they submit the application as Phase 1 of a potential expansion so they will not have to reapply if they want to sell land in the future. They stated that they would like to eventually give some land to their children and asked if a gift is handled differently than a sale. It was explained that divided land in a family does not constitute a subdivision. The consensus was that there were no issues, and they were encouraged to begin the application process.

**Next Planning Board Meeting: June 4<sup>th</sup>**

A member of the Hancock County Planning Commission (HCPC) will be present as requested

Shepsi Eaton made a motion to adjourn, and Deb Bisson seconded.

Meeting Adjourned: 6:38 p.m.

Respectfully submitted:

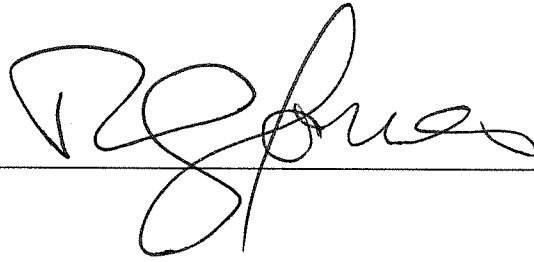
Deirdre McArdle, Secretary



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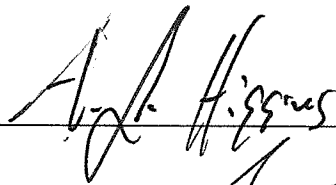
March 19, 2024

Chairman, Ray Jones

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Vice Chairman, Jeff Grant

A.J. Higgins

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Steven Shepsi Eaton

A handwritten signature in black ink, appearing to read 'Steven Shepsi Eaton', written over a horizontal line.

Alternate, Deb Bisson, seated

A handwritten signature in black ink, appearing to read 'Deb Bisson', written over a horizontal line.

Alternate, Jed West