

Town of Gouldsboro
June 18, 2024
Minutes of the Planning Board Meeting
Gouldsboro Town Office

Board Members present:

Ray Jones, Chairman
Jeff Grant, Vice-Chairman
Deirdre McArdle, Secretary
AJ Higgins
Shepsi Eaton
Deb Bisson, Alternate
Jed West, Alternate

Board Members absent:

0

CEO:

Mike Connors was present

Guests

Greg Piduch, Averil Varney, and Town Manager, Josh McIntyre

ZOOM Guests:

1

1. Approval of Minutes:

A motion to approve the minutes of the June 4, 2024, meeting as amended, was made by AJ Higgins and seconded by Jeff Grant. It was approved unanimously.

Approved as written YES []
[x] Approved as amended:

2. Approval of Bills:

There are no bills currently.

3. CEO Report

CEO Mike Connors gave an update on his activities since the last Planning Board meeting. He talked about the Beske subdivision on Pond Road and stated that he had been in touch with Ms. Beske. She had the soil test done on June 11th with survey to follow. Vice Chair Jeff Grant asked

whether she had the wetlands designated and the CEO replied that he would follow up with her to see if this had been addressed.

On the Paul Bunyan Shores sideline setback issue CEO Mike Connors said that he spoke to the attorney on June 10th and the landowner today. The neighbor is willing to sell a piece of land to resolve the boundary line issue. As it is a subdivision, Vice Chair Jeff Grant suggested that they will need to apply to Paul Bunyan Shores to amend the subdivision. The consensus was that they will need an attorney.

The CEO spoke with Millard Billings (LPI) regarding the proposed glampground on Young's Point and the permitting requirements. He was told that a glampground needs State approval first followed by a site plan application. He said that Melissa Miller plans to move forward with this next year as there is not time to get septic/site work done now.

Updating on South Gouldsboro demo-rebuild project he said that he had spoken with Annie Sokoloski at length. As representative for the owner, she is helping him to set up the lobster buying business. She is familiar with the permitting process which requires Planning Board approval.

Mike Connors issued the following building permits:

Permit #	Date	Name	Location	shore land	Type
24-33	6/12/2024	Stephen Oliver for Josh Mansfield	927 S. Gouldsboro Rd	N	Garage/Residence
24-34	6/12/2024	Derek Lapointe for Robert Stanley	84 Deane Point Rd	Y	Pier, gangway, float
24-35	6/12/2024	Patrick Malfait	239 Prospect Point Rd	Y	Driveway
24-36	6/14/2024	Joseph Horn	537 Gouldsboro Point Rd	N	Shed
24-37	6/18/2024	Lee Ann & Thomas Allan	524 US Rte. 1	N	Wheelchair ramp
24-38	6/18/2024	Anne Leach	245 Prospect Point Rd	Y	Shoreland Stabilization

A conversation arose regarding the Prospect Harbor Soap Company managed by Audrey Keller Alexis Sauders. They placed a large sign on the Rt. 1 property which must have a permit unless this is a home occupation in which one of the owners lives on the property. As US Route 1 is under DOT management they need to be advised that they must work with them regarding setback and other requirements. CEO Mike Connors will contact them.

Old Business:

a.) HCPC Greg Piduch and Averi Varney

Greg Piduch and Averi Varney from Hancock County Planning Commission attended to discuss bringing the Town's Land Use and Shoreland Zoning Ordinances into compliance with LD 2003.

Greg Piduch drafted amendments and was present to discuss what he proposed. He stated that he tried to mitigate any changes in the ordinances and inserted language from LD2003 in full in sections noted and definitions primarily about accessory dwelling units (ADU) Mr. Piduch provided a handout to act as a roadmap for all amendments to the Shoreland Zoning Ordinance. All additions are typed in red. He stated that based upon his last attendance at the Planning Board the Town does not appear to have interest in housing developments and/or affordable housing development. He said that there are optional decisions for the town based on other towns and added specific things other towns have done in examples.

Averi Varney stated that once the Planning Board approves of the language, they will send it to the HCPC attorney, a Land Use lawyer. She stated that she will not send it to their lawyer until the Planning Board has reviewed the language. This has already been paid for by the Town. Ms. Varney indicated that there are different additions from other towns who have customized their language to their town's benefit. She provided a household survey and requested that the survey be shared online. Town Manager Josh McIntyre said that he would put it up on the Town website.

Averi Varney presented a PowerPoint, Future Land Use, designed to help the Town make changes from the 2005 Comprehensive Plan growth area designations. The 2005 map was examined, and she asked if the Town wanted to make changes in terms of growth areas and land use changes that could ultimately be construed as zoning. She suggested a plan to encourage growth in certain areas and discourage in others. A growth area is suitable for residential commercial uses must be limited to not encourage sprawl. 75% of capital investments must be in growth areas. Greg Piduch interjected that according to his notes, Gouldsboro does not plan on multiunit development in growth areas. The map designates where rural areas are and directs development away from these and to growth areas which are residential. She explained the criteria, rules, policies and strategies, to address State goals and to enact or amend ordinances to establish critical resource areas with contiguous land for wildlife, preservation of wetlands etc.

A conversation ensued regarding a 100 acre gift (Rt. 186 and Pond Road) to the Town from Maine Coast Heritage Trust, a portion of which would be used for affordable/workforce housing. Town Manager Josh McIntyre said that at this point there is no plan in place for a specific number of units. Secretary Deirdre McArdle asked if this parcel should now be designated as a growth area on the map. Averi Varney replied that since a portion of the property was already in designated growth area that it would make sense to have this change. The consensus was to approve this change and to leave the rest of the 2005 designations in place.

Averi Varney handed out a list of needs for completion of the Comprehensive Plan. Chairman Ray Jones asked her if existing funds paid to HCPC would be sufficient for completion of the Comprehensive Plan. She replied in the affirmative however she recommended a more in depth and approach with the addition of HCPC presentations to the general population. An inconclusive conversation followed regarding spending more time on the plan or focusing on completion.

b.) Comp Plan

Comp Plan Chair, Deb Bisson, asked the CEO how many roads the Town owned. He responded that there are 27 town owned roads. On another related matter she responded to the Gouldsboro Needs handout submitted to the Planning Board stating that many of the listed categories had already been completed. Chairman Ray Jones asked her to tick them on the list and he would send them around to save board member's time in unnecessary research.

The next Planning Board Meeting will be on Tuesday, July 2nd

A motion to adjourn was made by Shepsi Eaton and seconded by Jeff Grant.

Meeting Adjourned: 7:28 p.m.

Respectfully submitted: Deirdre McArdle, Secretary _____

Chairman, Ray Jones _____

Vice chairman, Jeff Grant _____

A.J. Higgins _____

Steven Shepsi Eaton _____

Alternate, Deb Bisson _____

Alternate, Jed West _____

Needs handout submitted to the Planning Board stating that many of the listed categories had already been completed. Chairman Ray Jones asked her to tick them on the list and he would send them around to save board member's time in unnecessary research.

New Business:

a.) Misc.


b.) Other

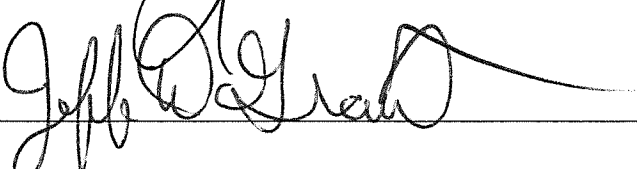
The next Planning Board Meeting to review amendments will be on Tuesday, June 25

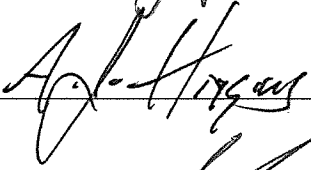
A motion to adjourn was made by Shepsi Eaton and seconded by Jeff Grant.

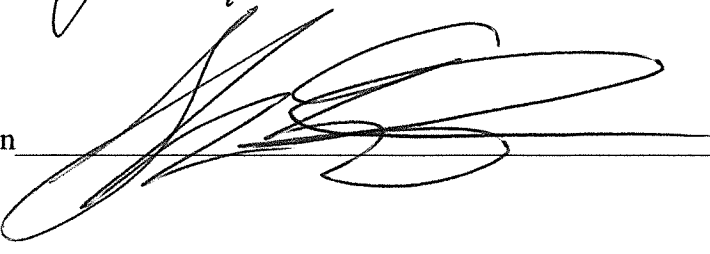
Meeting Adjourned: 7:28 p.m.

Respectfully submitted: Deirdre McArdle, Secretary _____

Chairman, Ray Jones _____ 

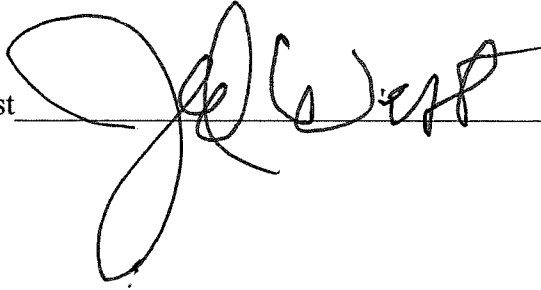
Vice chairman, Jeff Grant _____ 

A.J. Higgins _____ 

Steven Shepsi Eaton _____ 

Alternate, Deb Bisson _____

Alternate, Jed West _____

A handwritten signature in black ink, appearing to read "Jed West". The signature is written over a horizontal line. The "J" is large and loops around the "W". The "West" is written in a cursive style.