

Town of Gouldsboro
July 16, 2024
Minutes of the Planning Board Meeting
Gouldsboro Town Office

Board Members present:

Ray Jones, Chairman
Jeff Grant, Vice-Chairman
Deirdre McArdle, Secretary
Shepsi Eaton
Jed West, Alternate (seated)

Board Members absent:

Deb Bisson, Alternate
AJ Higgins

CEO:

Mike Connors was present

Guests

Greg Piduch from HCPC
Jackie Weaver, member of the Selectboard
Josh MacIntyre, Town Manager
Jerry Kron

Zoom guests

Zoom was unavailable

1. Approval of Minutes:

A motion to approve the minutes of the July 2, 2024, meeting was made by Jeff Grant and seconded by Shepsi Eaton. 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 told the Planning Board that he had talked with Cindy Beske, and she had her soil test done. Her surveyor, Ed Pare told her that he would designate wetlands when he does the survey. On another matter, the CEO was contacted by Josh Wirlwert, owner of property on Dyer Lane off Route 1 who implied that he had gotten approval for his plans from the former CEO. Mike Connors stated that there is nothing on record.

Permits issued:

Permit #	Date	Name	Location	shore land	Type
24-44	7/3/24	Joe Horn for Weverka/Eaton	178 Gouldsboro Point Rd	Y	Outbuilding
24-45	7/8/24	Dorota Chess	422 South Gouldsboro Rd	N	Shed
24-46	7/15/24	Fred & Arlene Corna	341 South Gouldsboro Rd	N	Shed

Old business

a.) LD2003

Greg Piduch from Hancock County Planning Commission (HCPC) attended to discuss work done by Agnieszka Dixon, attorney for the firm of Drummond Woodsum. She added language to the Land use Ordinance to bring it into compliance with LD2003. Her changes and reasons for them were provided to the Planning Board. Greg Piduch said that he would go through his initial suggestions that HCPC's legal counsel, Rudman Winchell, had approved and her additions and changes to what he had proposed. According to him, the primary change was to remove some extraneous language but retaining the 20K minimum lot size. Ms. Dixon recommended not making any changes to the Shoreland Zoning Ordinance. Following discussion, Shepsi Eaton moved that the Shoreland Zoning Ordinance would remain as is without the addition of LD2003 language. Jeff Grant seconded, and the motion passed unanimously. A conversation followed regarding the towns of Lamoine and Hancock, with whom HCPC is working on LD2003, and additionally whether accessory dwelling units would trigger a subdivision. The HCPC response was that three or more would be considered a subdivision as is presently the case. Greg Piduch said the if the Town wanted, he would offer an informational session to explain the changes to the community. Chairman Ray Jones said that there would be a public hearing which would include him.


A question arose about designated growth areas from the audience. Vice Chair Jeff Grant explained that they were located around the villages as per the 2005 Comprehensive Plan and that the Planning Board had added one new area to the parcel granted by Maine Coast Heritage Trust to the Town for Workforce housing.


New Business:

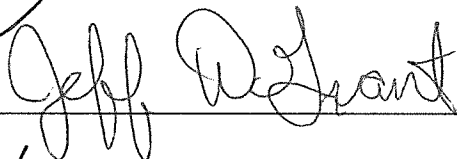
There was no new business

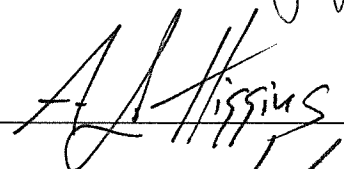
The next Planning Board Meeting will be on Tuesday, August 6th

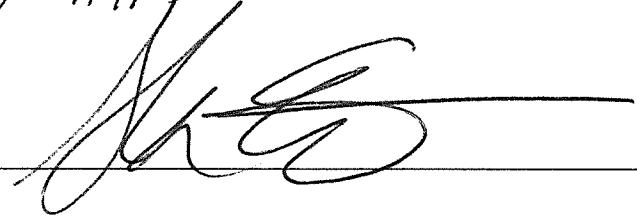
A motion to adjourn was made by Shepsi Eaton and seconded by Jeff Grant The motion passed unanimously. The meeting adjourned at 6:51

Respectfully submitted: Deirdre McArdle, Secretary 

Chairman, Ray Jones 

Vice chairman, Jeff Grant 

A.J. Higgins 

Steven Shepsi Eaton 

Alternate, Deb Bisson _____

Alternate, Jed West _____