

Town of Gouldsboro  
August 6, 2024  
Minutes of the Planning Board Meeting  
Gouldsboro Town Office

**Board Members present:**

Ray Jones, Chair  
Jeff Grant, Vice-Chair  
Deb Bisson - Alternate (seated)  
S Hepsi Eaton  
Jed West - Alternate (seated)

**Board Members absent:**

Deirdre McArdle, Secretary  
AJ Higgins

**Guests:**

Eve Wilkinson  
Jerry Kron  
Greg Pudich - HCPC  
Josh McIntyre  
Clay Savage  
Cindy Beske  
Herb Rice  
William Pratt  
+ 2 others

**Zoom:**

No zoom Available:

**1. Approval of Minutes:**

**MOTION:** to approve the minutes of July 16, 2024, as amended. Motion was made by Jeff Grant and seconded by Shepsi Eaton. Motion - **Approved unanimously.**

**Approval of Bills:**

There are no currently no bills

**CEO Report:** Mike Connors

- CEO reported there have been new 7 permits since the last meeting.
- Informed board of Subdivision inquiry on Map 008, Lot 004B. As far as he could tell, one lot sold, 5 year lease on non specified portions of lot. Some discussion on this with consensus that legal interpretation should be sought.

**MOTION:** to seek legal counsel to get clarity on the possible division/circumstance for Map 008, lot 004B by Jed West, seconded by Deb Bisson. - **Approved unanimously.**

Building Permits 7/17/24 - 8/6/24 (7 permits/1 new residence)

Permit #	Date	Name	Location	Shore land	Type
24-47	7/23/24	Michael Delescluse	1164Route 1	No	Demo
24-48	7/24/24	Robert Kelleter	47 Clinic Rd.	No	Demo
24-49	7/24/24	Sabrina Vickers	68 Lighthouse Point Rd.	Yes	Shoreland Stabilization /Culvert
24-50	7/24/24	Tom & Jennifer Lloyd	385 West Bay Rd.	No	Office/ Bunkhouse
24-51	7/26/24	Michael Moran	794 West Bay Rd.	No	Addition/ Renovation
24-52	7/30/24	Steven Cohen	5 White Tail Lane	Yes	Addition
24-53	8/6/24	David Allen	19 Lois Lane	No	New Residence

**Public Discussions/Requests:**

Clay Savage working on rental agreement with the Baptist Church in West Gouldsboro to operate a hybrid home school co-operative. The plan is to operate for a few years and then off-shoot into a private school. Currently working on state permits.

Cindy Beske, Herb Rice, would like to add a lot for daughter in-law. No minimum ,for a serpent lot. .

*SEPARATE*

William Pratt - Inquired about putting 2 tiny homes on one piece of property with a common septic and common well. As long as ordinances setbacks are followed, and application process/permit is followed, the board was in agreement this is allowed.

Greg Pudich: (HCPC) Spoke briefly regarding draft updates made by HCPC to the Shoreland and Land Use ordinances; board had not yet had time to review. Members will review prior to next meeting.

Motion to adjourned 6:50pm by Jeff Grant - seconded by Shepsi Eaton

Next Planning Board Meeting will be held on august 20th @ 6:00pm

Shepsi Eaton



Linda Mc-Ardo  
Jeff DeWaut