

**Town of Gouldsboro  
August 20, 2024  
Planning Board  
Meeting Minutes  
Gouldsboro Town Office**

**Board Members present:**

Ray Jones, Chairman  
Deirdre McArdle, Secretary  
AJ Higgins  
Shepsi Eaton  
Jed West, Alternate (seated)

**Board Members absent:**

Jeff Grant  
Deb Bisson, Alternate

**CEO:**

Mike Connors was present

**Number of Guests:**

3

**ZOOM Guests:**

Zoom was not available

**1. Approval of minutes from August 6, 2024**

Approved as written YES [ ] NO [ ]  
Approved as amended YES [X ] NO [ ]

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

**2. Approval of bills**

There are no bills.

### **3. CEO report**

CEO Mike Connors gave 3 permits since the last Planning Board meeting including a replacement of a residence and a demo of the existing one. Regarding the O'Toole property subdivision of lot 4, the CEO stated that he spoke w/ legal counsel, and the 2 abutter sites would not count towards a subdivision. If the resident had lived there for 5 years then there would only be 2 dwellings; the homesteaded (over 5 years) the parent and maybe the lessee. Mike Connors discussed the previous Lucinda Lane subdivision question. There is one larger lot and 3 or 4 parcels (one of .088 acres sharing a well), and the owners have not lived on the property. He will seek legal advice regarding the correct procedure if it is illegal. Chairman Ray Jones said that in this event the fine is doubled, and they would need to apply after the fact. Originally this was two residences, and the CEO will seek to understand why the assessor would break out one of the lots. If the property is in violation a subdivision must be created.

On another matter, Lot 22 on Guzzle Road which the owners were told was in a Limited Residential area is actually in a Resource Protection area. They want to build a garage by their house, and now need a 250' setback. Mike Connors will research if there is the possibility of adding an attached garage if the 30% rule applies in their situation.

Regarding the Beske subdivision, the CEO said that they had broken off one piece and that he had no further contact. A question arose as a request for demolition and replacement of a trailer on someone else's land. The consensus was that both parties would need to sign off on this. A conversation followed about the Walters road junkyard and the Chairman stated that he noticed 6 unregistered vehicles along the side of Pond Road.

building permits issued:

24-54	8/7/2024	Victor Legere	39 East Schoodic Dr	N	Woodshop/Studio
24-55	8/12/2024	Paul Cook	422 Gouldsboro Point Rd	Y	Residence
24-56	8/15/2024	Todd Daley	310 US Rte. 1	N	Demo/Residence

### **4. Old Business**

#### **A.LD 2003**

Jed West made a motion to accept the latest draft of language to be added to the Land Use Ordinance that was previously circulated and discussed. Shepsi Eaton seconded the motion which passed unanimously.

Jed West moved to set a Public Hearing date for September 17. Deirdre McArde seconded the

motion which passed unanimously.

**c.) Miscellaneous**

A question arose from the audience regarding the status of the Comprehensive Plan. They were told that the current draft is up on the Town website.

**Next Planning Board Meeting: September 3<sup>rd</sup>**

**Public Hearing re language to be added to the Land Use Ordinance: September 17<sup>th</sup>**

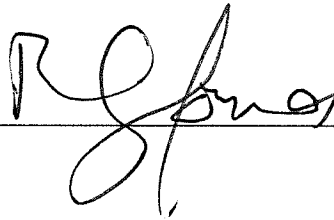
A.J. Higgins made a motion to adjourn, and Jed West seconded. The meeting Adjourned: 6:30 p.m.

Respectfully submitted:

Deirdre McArdle, Secretary

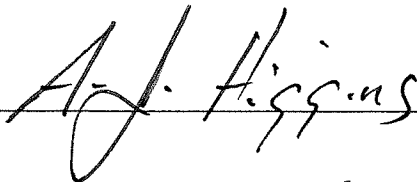


Chairman, Ray Jones



Vice Chairman, Jeff Grant

A.J. Higgins



Shepsi Eaton



Steven Shepsi Eaton \_\_\_\_\_

Alternate, Deb Bisson \_\_\_\_\_

Jed West, Alternate (seated) \_\_\_\_\_  
