

**Town of Gouldsboro
September 17, 2024**

**Minutes of the Public Hearing on proposed amendments to the Land Use Ordinance
LD2003**

Gouldsboro Town Office

Board Members present:

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

Board Members absent:

Deb Bisson, Alternate

CEO

Mike Connors

Guests:

Greg Piduch, HCPC
Jerry Kron
Dana Rice, Sr.
Colleen Watrous

Zoom:

unavailable

Chairman Ray Jones called the Public Hearing to order at 6:00 PM. The meeting was for the purpose of reviewing amendments to the land use ordinance. A community member questioned the feasibility of the long term requirement of thirty years that the income requirements to qualify for affordable housing are being met. He asked whose responsibility this is, the developer or the municipality. Greg Piduch from HCPC responded that the municipality should be responsible. The CEO interjected that the language states that there must be oversight by a third party. The Selectboard and the Planning Board will need to resolve what this 3rd party is. Dana Rice from the Selectboard said that a type of housing authority could be created within the town. Jerry Kron from the Solid Waste Committee said that sanitation and potable water standards

should be established. The consensus was that the town will eventually need a hydrological study. As there were no further comments or questions, Chairman Ray Jones closed the public hearing at 6:06

**Minutes of the Regular Meeting of the Planning Board
Gouldsboro Town Office**

September 17, 2024

6:06 PM

1. Approval of minutes from August 6, 2024

Approved as written YES NO

Approved as amended YES NO

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

2. Approval of bills

There are no bills.

3. CEO report

CEO Mike Connors followed up on the subdivision on Lucinda Lane. He said there are no homesteads on any of the 3-4 parcels. Due to some confusion on the phone, he will meet with them at 11 am tomorrow, 9/18. The CEO met Clay Savage and others from the Church School planned for South Gouldsboro for an hour on 9/12 answering questions regarding the site plan review application. He spoke with them about their insurance and told them they need to discuss the regulations as to what is required for a school with their insurance company.

The CEO met with DEP staff yesterday 9/16 to assess a potential violation on South Gouldsboro Road. Mike Connors said that he issued an after-the-fact Timber Harvesting permit for the property. The CEO stated that his approach to this situation is the same as was used on RTE 1 last fall. If a violation is discovered, corrective measures will probably be a revegetation plan as was the case with that property.

He spoke with the owner of 725 Paul Bunyan Rd. She had a question about moving the septic tank. There is some confusion regarding a restriction in deeds for selling off a plot. She spoke to the assessors' assistant about the situation for, though land is transferred, a parcel would not be sold. The CEO said that they are close to getting it resolved as the abutter is willing to move the line over. Vice Chair, Jeff Grant said that in the past there was a similar issue at Ocean Wood and the Planning Board signed off on the movement of the lot line.

The Beske subdivision has no change or update.

The CEO issued 4 permits. The 4th is an after the fact permit.

building permits issued:

24-68	9/6/2024	Flycatcher LLC for Foster	656 Gouldsboro Point Rd	Y	Shoreland Stabilization
24-69	9/10/2024	Joseph & Michelle Silverstrone	14 Old Route 1	N	Mobile Home/Decks
24-70	9/10/2024	Patrick Weaver	317 Paul Bunyan Rd	Y	Shoreline Stabilization
24-71	9/17/2024	Dana Rice for Properties LLC SRJR	651 South Gouldsboro Rd	Y	Timber Harvesting

4. Old Business

A. Private School in South Gouldsboro

The proposed Church School planning team decided to speak with their insurance company before meeting with the Planning Board and did not attend.

B. Miscellaneous

5. New Business

A. Tree harvesting in South Gouldsboro shoreland

Dana Rice, Sr. co-owner with his son, stated that they cleared some of the property. They plan to eventually build an RV park and 15-20 campsites and or cabins. CEO Mike Connors said he had issued an after-the-fact Timber Harvesting permit and if, following assessment, a violation exists, the process for curing will be the same as it was for the Rt1 lot.

Next spring the owners will come to the Planning Board with a pre-application proposal.

Next Planning Board Meeting: October 1

A Motion to adjourn the was made by Shepsi Eaton, seconded by AJ Higgins and was approved unanimously. The meeting ended at 6:38

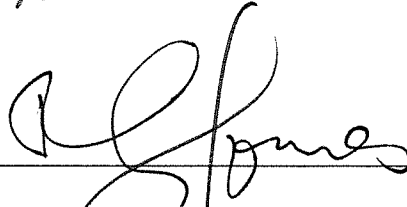
Respectfully submitted:

Deirdre McArdle, Secretary

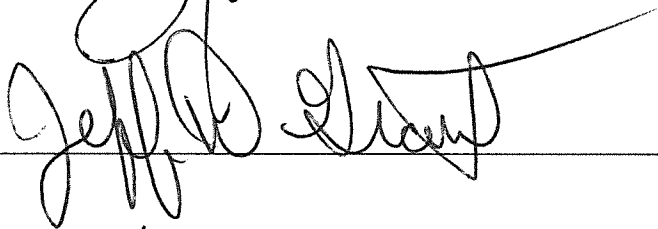


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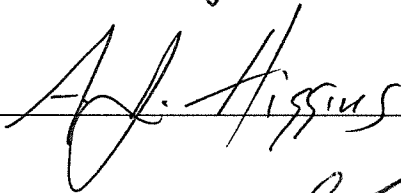
Chairman, Ray Jones



Vice Chairman, Jeff Grant



A.J. Higgins



Steven Shepsi Eaton



Alternate, Deb Bisson

Alternate, Jed West, seated