

**Town of Gouldsboro
Gouldsboro Planning Board Meeting
Sept. 3, 2024
Gouldsboro Town Office**

Board Members:

Ray Jones, Chair
Jeff Grant, Vice-Chair
AJ Higgins, Acting Secretary
Shepsi Eaton PB
Jed West, Alternate PB absent
Deirdre McArdle, Secretary absent
Deb Bisson, Alternate PB seated

CEO: absent

Number of Guests:

1

ZOOM Guests:

0

Approval of Minutes:

Motion: To approve the minutes of the Aug.20, 2024 meeting
 Approved Approved as amended
Motion: Shepsi Eaton - 2nd A.J. Higgins

Approval of Bills:

There are no bills currently

CEO Report: See Attached: CEOReport9324

Chairman Ray Jones said he had been speaking with the CEO who conveyed some concerns about the clearing of a shorefront lot owned by Dana Rice Sr, and Dana Rice Jr. near the Shore

Road off Route 186 that they would like to develop as a commercial campground. Members expressed concerns about accuracy of HCPC maps.

Permit #	Date	Name	Location	Shoreland	Type
24-57	8/22/24	Todd Leatherman	79 Guzzle Rd	N	Deck
24-58	8/23/24	David Schultz	Pond Rd	N	Driveway
24-59	8/23/24	Gary Loiselle	29 Dyer Ln	N	Garage
24-60	8/23/24	Dale Church for Nicola Knipe	Stave Island	Y	Addition
24-61	8/23/24	Robert Halliday	92 Peninsula Rd	N	Driveway/shed
24-62	8/23/24	Coreen & John Nicolai	137 Kingsley Farm Rd	Y	Wheelchair Ramp
24-63	8/23/24	Heath Barnes for Seaside Partners	44 Corea Rd	N	Residence
24-64	8/23/24	D&S Builders for Kevin French	65 Moyer Way	Y	Residence
24-65	8/26/24	Jerome Humery for Joshua Sarner	138 Main St	Y	Addition
24-66	8/28/24	Richmond Hawkins	175 Paul Bunyan Rd	Y	Addition/Deck
24-67	8/29/24	Peter McKenzie	Rice Rd	N	Shed

New Business:

Some concerns about the accuracy of HCPC maps regarding LD2003 designations were raised by PB members. Chairman Jones said the board needed two sets of maps to give members a better idea of current vs. proposed designations.

Misc:

None

Other:

None

Next Planning Board Meeting: September 17, 2024 at 6 p.m.

Meeting Adjourned: 6:25 p.m.

Respectfully submitted: AJ Higgins, Acting Secretary

TOWN OF GOULDSBORO

www.gouldsborotown.com

Post Office Box 68, Prospect Harbor, Maine 04669-0068

Telephone: (207) 963-5589 Fax: (207) 963-2986

Town Manager, Treasurer, Town Clerk, Tax Collector

Josh McIntyre
town.manager@gouldsborotown.com

Code Enforcement Officer

Mike Connors
ceo@gouldsborotown.com

Board of Selectmen

Dana B. Rice, Sr., Chair
Robert Harmon
Danny Mitchel
Jacqueline Weaver
Peter McKenzie

CEO REPORT

Planning Board

September 3, 2024

- Subdivision inquiry- Morton Emerson- Map 008 Lot 004B. Does not meet the criteria for a subdivision. Abutter apprised of legal counsel responses. Awaiting written confirmation/clarification from legal counsel.
- Subdivision inquiry- Lucinda's Lane initial parcel divided in 3-4 parcels in 2021. (1 lot only .08 acres) No homestead on any of the parcels. Recommend legal counsel for clarification and/or direction. Will reach out to land owner to inform them of potential subdivision violation and if so to create after-the-fact subdivision.
- Beske subdivision on Pond Rd. – no update since last meeting

Building Permits (8/21/24- 9/3/24)- 11 Permits with 2 new residences.

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Mike Connors
CEO

Handwritten signatures of several individuals, including Mike Connors and others.