

**Town of Gouldsboro
October 15, 2024
Planning Board
Meeting Minutes
Gouldsboro Town Office**

Board Members present:

Ray Jones, Chairman
Deirdre McArdle, Secretary
AJ Higgins
Shepsi Eaton
Jeff Grant
Deb Bisson, Alternate

Board Members absent:

Jed West, Alternate

CEO:

Mike Connors was present

Number of Guests:

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 AJ Higgins and seconded by Jeff Grant. It passed unanimously.

2. Approval of bills

There are no bills.

3. CEO report

CEO Mike Connors spoke about the Lucinda Lane subdivision and said that he will meet with the owner this week prior to the pre-application meeting with the Planning Board. He gave an update on 725 Paul Bunyan Road. Prior land division/sale was rejected by the association as grounds for purchase of partial parcel to bring home into conformity. The owner has been graceful and positive despite an aggravating situation particularly since she had found a similar approved prior land sale which should set a precedent. Her attorney will continue to try to deal with the covenants. The CEO spoke about the Beske subdivision on Pond Road. He will work with them so they can begin the official start to their subdivision application.

Mike Connors was informed that during the site visit with the Coastal Resilience Committee and members of the State government in South Gouldsboro it was determined that there is a fuel tank that has been on one of the wharves for decades that needs to be removed. The owner was notified and is upset as removal is not possible until his boat, which is blocking access, is sold. He spoke with DEP this afternoon and he is trying to ascertain the State's posture. A question arose regarding putting stairs down to the water. The CEO said that in addition to state approval a town permit is required of any shoreland activity where such changes are made, Property at either #3 or #5 Whitetail has stairs going to the water with lights and a request was made that the CEO investigate. Mike Connors said there was an inquiry regarding septic for the 2 acre lot that was previously for housing at the former Stinson property. He was asked what the subdivisions are based on when a new owner takes over a previously subdivided property, as is the case with this parcel. A conversation followed and it was determined that the Maine Municipal Association (MMA) should be contacted by a member of the Planning Board for clarification.

4 building permits issued:

Permit #	Date	Name	Location	Shoreland	Type
24-77	10/7/24	Marcus Buckley Susan Pennell-	918 Pond Rd 351 South Gouldsboro Rd	N	Deck landing/stairs
24-78	10/7/24	Levin	11 Stanley Street	N	Shed
24-79	10/7/24	Louis Stanley	50 Lighthouse Point Rd	N	Deck Shoreline
24-80	10/15/24	Lawrence Kiley		Y	Stabilization

4. New Business

A. Misc.

By consensus the Planning Board meeting on election day was canceled.

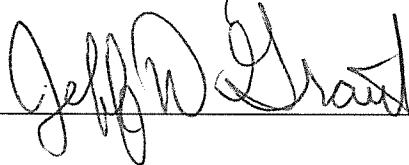
Next Planning Board Meeting: November 19th

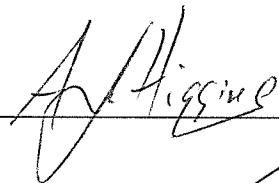
A.J.Higgins made a motion to adjourn, and Deb Bisson seconded. The meeting Adjourned: 6:16 p.m.

Respectfully submitted:

Deirdre McArdle, Secretary 

Chairman, Ray Jones 

Vice Chairman, Jeff Grant 

A.J. Higgins 

Steven Shepsi Eaton 

Alternate, Deb Bisson _____

Jed West, Alternate (seated) 