

**Town of Gouldsboro  
November 19, 2024  
Gouldsboro Town Office**

**Minutes of the Planning Board meeting**

**Board Members present:**

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

**Board Members absent:**

**CEO:**

Mike Connors was present

**Number of Guests:**

1 guest, Cindy Beske

**ZOOM Guests:**

Zoom was not available

**1. Approval of minutes from October 15, 2024**

Approved as written YES [ X ] NO [ ]

Approved as amended YES [ ] NO [ ]

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

**2. Approval of bills**

There are no bills.

### **3. CEO report**

Mike Connors indicated that going forward rather than writing two reports, he would generate the same report for the Select Board and the Planning Board. As the Select Board report is created a day or two prior to the Planning Board meeting there will be a slight lag in information for the Planning Board when the meeting schedules shift to alternate weeks in January 2025.

In other matters, removal of the old asphalt and regrading of the low section of the driveway on Francis Pound Road has been scheduled for later this week. He said that he spoke with the owner of 725 Paul Bunyan Road today, the 19<sup>th</sup>, and there has been no change regarding purchase of land from the abutter. There are some septic issues, and concrete pouring has been paused. Regarding the tank on Shore Road, the CEO said that he spoke with a State official and as it has been emptied and secured the owner is in compliance and has been given time to remove it. The owner plans to take care of this in December. Mike Connors will provide the landowner on Lucinda Lane with a subdivision application and will let them know what is needed for a pre-application meeting.

The CEO issued 5 permits. There are no new residences.

Building permits issued:

<b>Permit #</b>	<b>Date</b>	<b>Name</b>	<b>Location</b>	<b>Shoreland</b>	<b>Type</b>
24-91	11/6/24	Ray Daley for Anna Nordberg Caleb Sandstrom/Haley	Schieffelin Point Rd 250 Grand Marsh Bay	Y	Addition
24-92	11/12/24	Bennett	Rd	Y	Driveway
24-93	11/12/24	Schoodic Food Pantry	829 Route 1	N	Shed
24-94	11/15/24	Bob Steffel	387 Paul Bunyan Rd	Y	Addition
24-95	11/15/24	Chase Breyan	233 Route 1	Y	Driveway/Stone Wall

### **4. Old Business**

a.) The CEO sought approval of a permit for greater than 10 yards of material in the Shoreland Zone for 233 Route 1. This is the property that has the current violation for excess timber removal. The proposed work is the first part of stabilizing and restoring the Shoreland Zone on the lot by Wolf Pen Lane (the next driveway) The owner has waited to proceed with stabilization until the CEO met with the State. The owner wants to tier the land and wants to move material outside the 75' Shoreland Zone but within the 250' area. Their re-vegetation plan which must be approved by the Planning Board will be coming in the spring. Shepsi Eaton moved we approve the permit and A.J. Higgins seconded. Approval was unanimous.

**5. New business**

a.) Pond Road Woods Subdivision- Phase 1 Application submission. The owner, Cindy Beske, paid her \$500 fee and submitted her application. Conversation ensued around abutters, of which there are many, and the need to set a public hearing date and notify them. Chairman Ray Jones will draft a letter to send to them with this information. The public hearing date will be Tuesday, January 21st, 2025, at 6 PM and will appear in the local newspaper. Abutters can attend and if those that do have no concerns then it can be approved on the spot. Deirdre McArdle moved to accept the application as complete, Shepsi Eaton seconded, and it was approved unanimously.

**b.) Miscellaneous**

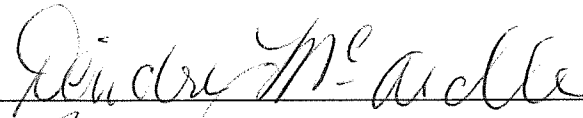
Deb Bisson, the Comprehensive Plan Committee Chair informed that Planning Board that members of the committee will be meeting with the Select Board on the 19<sup>th</sup> at 5 PM.

Shepsi Eaton made a motion to adjourn and A.J. Higgins second. It was approved unanimously and the meeting ended at 7:18 PM.

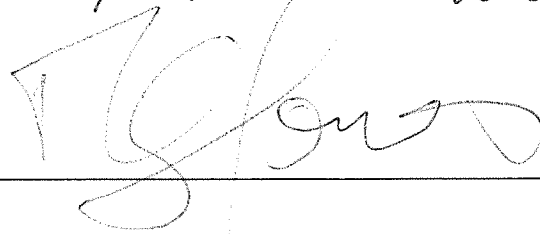
**Next Planning Board Meeting: December 3<sup>rd</sup>**

Respectfully submitted:

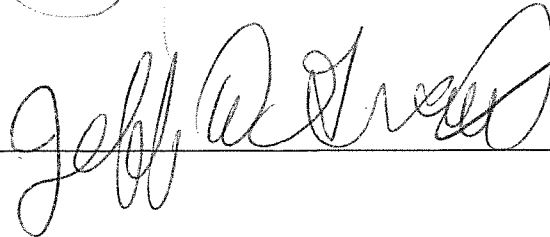
Deirdre McArdle, Secretary



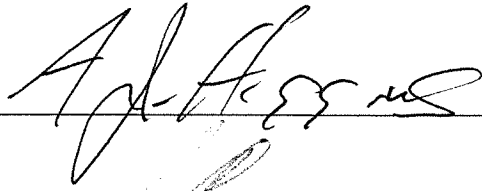
Chairman, Ray Jones



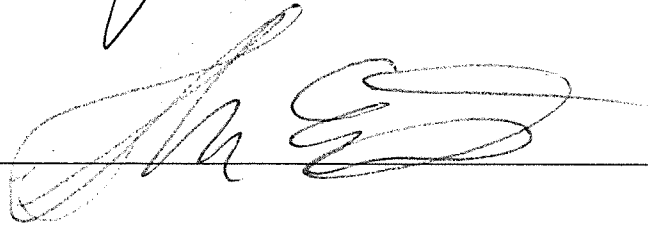
Vice Chairman, Jeff Grant



A.J. Higgins

A handwritten signature in cursive script, appearing to read 'A.J. Higgins', written above a horizontal line.

Steven Shepsi Eaton

A handwritten signature in cursive script, appearing to read 'Steven Shepsi Eaton', written above a horizontal line.

Alternate, Deb Bisson

Jed West, Alternate (seated)