

**Town of Gouldsboro
December 17, 2024
Minutes of the Planning Board Meeting
Gouldsboro Town Office**

Board Members present:

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

Board Members absent:

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CEO:

The CEO did not attend; written report

Number of Guests

2, Nicole and Russ French

ZOOM

Zoom was not available

1. Approval of Minutes:

A motion to approve the minutes of the December 3, 2024, meeting was made by Jeff Grant and seconded by Shepsi Eaton. It was approved unanimously.

Approved as written [X]

[] Approved as amended

2. Approval of Bills:

There are no bills currently.

3. CEO Report

CEO Mike Connors provided the following written report:

Illegal Subdivision- Lucinda's Lane- Landowners are aware of the need to create an after- the-fact subdivision. Landowners have significant health issues and financial constraints. Will revisit the issue after the Holiday Season.

Town Office/Station I- Generator replaced on Monday 12/16/24. Community Center generator replacement scheduled for 12/30/24. Units purchased with ARPA funds.

Cargo Trailer- ARPA funds used to purchase a 12' cargo trailer for Public Work/Infrastructure use. Trailer to be used for tool and material storage and transport.

Deirdre McArdle moved to accept the report and Jeff Grant seconded. The motion passed unanimously.

The CEO issued the following building permits:

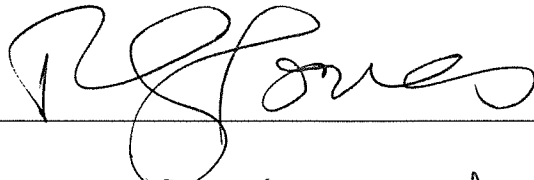
Permit#	Date	Name	Location	Shoreland	Type
24-100	12/3/2024	Mary Force	421 Grand Marsh Bay Rd	N	Residence
24-101	12/10/2024	Ed Weaver	147 Gouldsboro Point Rd	N	Deck/covered porch
24-102	12/11/2024	Dwight Thorsen	318 Route 1	N	Shed

Old Business:

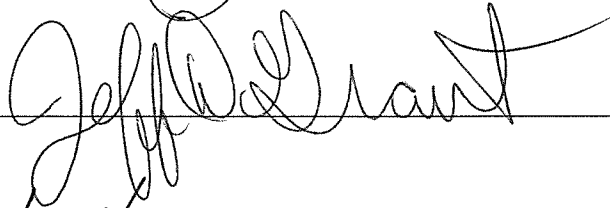
Nicole and Russ French, who are hoping to purchase property on Joy Road, attended the meeting with a question regarding the ability to put in a driveway on the land as they were informed that the property is under resource protection to protect wading birds. Vice-Chairman Jeff Grant recommended that the prospective buyers bring someone in from the Department of Inland Fisheries to do a reassignment of the property. Chairman Ray Jones informed them that there are several houses on the road and that they were built without permitting. The Chairman added that the Planning Board would need to approve a driveway but as it would be over 100 feet from the water he did not foresee any issues. He stated that the authority to designate a Resource Protection Area comes from the State of Maine Department of Environmental protection (DEP) and the code outlined in the town's Shoreland Zoning Ordinance. A conversation ensued as to whether the Planning Board has the power to supersede the State. Chairman Ray Jones informed the Planning Board that he had been told by the CEO, Mike Connors, that he had been in touch with the DEP and the Planning Board can issue a permit with a vote to approve. The consensus was that the Chairman should request a written statement to this effect from the CEO.

Shepsi Eaton moved to preemptively approve a permit for a driveway. A. J. Higgins seconded, and the motion passed unanimously.

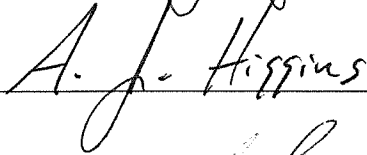
Chairman. Ray Jones



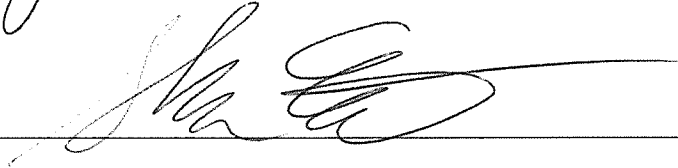
Vice chairman. Jeff Grant



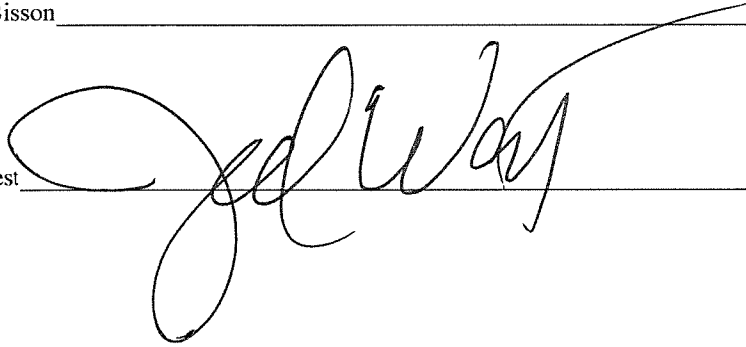
A.J. Higgins



Steven Shepsi Eaton



Alternate. Deb Bisson



Alternate. Jed West

