

**Town of Gouldsboro
January 21, 2025
Minutes of the Planning Board Meeting
Gouldsboro Town Office**

Public Hearing on the Pond Road Woods Subdivision

The public hearing on the Pond Road Woods Subdivision was called to order at 6 pm by Chairman Ray Jones. The owners were present and answered questions from abutters. Jane Koehling asked how close the subdivision would be to her property. Cindy Beske, the owner, explained that they are selling two 10 acres lots. Dick Fisher asked if the lots went to the stream and said he was concerned about the wetlands. He was told they did, and that it has been surveyed. Chairman Ray Jones said that the property is on Rt 195 consisting of 4 lots along the road that go all the way to the stream. The owners provided a map to show the location of the lots and explained that this was not a subdivision with multiple dwellings or apartments etc. Chairman Ray Jones stated that a property divided into 3 becomes a subdivision with 3 separate deeds.

A motion to approve the Pond Road Woods Subdivision was made by A.J. Higgins and was seconded by Vice-Chairman Jeff Grant. It passed unanimously

Regular Meeting

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:

Mike Connors was present

Number of Guests

7

Jane and Linwood Koehling
Dale Church
Dick Fisher
Sarah Redmond
Cindy Beske
Herbert Rice

ZOOM Guests:

Zoom was not available

1. Approval of Minutes:

A motion to accept the minutes of January 7th was made by Vice-Chairman Jeff Grant and seconded by Deirdre McArdle. It was unanimously approved.

Approved as written YES [X]

[] Approved as amended:

2. Approval of Bills:

There are no bills currently.

3. CEO Report

CEO Mike Connors spoke briefly about a suggested addition to the Shoreland Zoning Ordinance whereby the State Department of Agriculture, Conservation and Forestry would enforce shoreland vegetation requirements rather than the Town. He recommended that the Planning Board examine the Land Use Ordinance and consider a conversation around a tiered approach to subdivision.

Mike Connors issued the following building permits:

permit #	Date	Name	Location	Shoreland	Est. Cost	Type
25-1	1/2/2025	Richard Trombley	Joy Rd	N	?	Driveway
25-2	1/7/2025	Janet Braga	18 Main St	Y	\$43,000.00	Shoreline Stabilization

Old Business:

A. Coastal Resilience 3 Harbors Grant

Deirdre McArdle spoke briefly about the need for establishing municipal infrastructure and properties in the 3 harbors covered by the grant. She asked for Planning Board involvement in this process and indicated that she would assume responsibility for South Gouldsboro. Chairman Ray Jones offered to speak with Dana Rice about Bunkers Harbor and Vice-Chairman Jeff Grant said he would cover Prospect Harbor.

New Business:

A. Building height-Shoreland Zoning

An application to raise a structure on Cranberry Point was discussed. The house is currently slightly below 27 feet high. Building height restriction which was not enacted until after the house was built is currently 20 feet. The owner wants to jack it up and raise it, so as to be above storm surge, which would go over the height by an additional 2 feet. Deirdre McArdle made a motion to approve a variance to raise the building an additional 2 feet. Vice-Chairman Jeff Grant seconded, and it was approved unanimously. A conversation ensued regarding the Land Use Ordinance which contains the height restriction.

B. The Comp Plan

Comp Plan Chair Deb Bisson gave an update on the status of the plan and what needs to be completed prior to the Public Hearing and submission to the State.

- Complete changes as per Selectmen's request
- Finalize the fiscal chapter (pending information from the Town Manager)
- Update transportation (State funding)
- Finalize Future Land Use Chapter
- Re-check document for typos (requested Planning Board members review)
- Self-Assessment checklist
- Certification by the Selectboard

The Comp Plan Chair said that she was informed that Hancock County Planning Commission (HCPC) requested meetings with the Planning Board and the Select Board. There is \$2600 remaining, and the Chair expressed concern about paying for unnecessary meetings. Invoices have been unclear, and she asked if it was permissible to have the Town submit directly to the State. Chairman Ray Jones stated that any invoice from HCPC must include specific work done. A conversation ensued about HCPC.

C. LED lights ins Gouldsboro

Sarah Redmond of Springtide Seaweed in South Gouldsboro attended the meeting with questions about the overly bright lights recently added near her business, and home on Factory Road. She said that brilliant LED light could cause serious problem for marine organisms Chairman Ray Jones explained that the Selectboard oversees lighting and suggested that she attend the next meeting on Thursday. Chairman Ray Jones stated that by Board of Selectmen practice every intersection of a town road should have a streetlight. A position has been taken to replace all such lights with LED's.

A motion to adjourn was made by Vice-Chairman Jeff Grant, seconded by Shepsi Eaton and was approved unanimously.

The next Planning Board Meeting will be on Tuesday, February 4th

Meeting Adjourned: 6:51 p.m.

Respectfully submitted: Deirdre McArdle, Secretary *Deirdre McArdle*

Chairman, Ray Jones *R Jones*

Vice chairman, Jeff Grant *Jeff Grant*

A.J. Higgins *A.J. Higgins*

Steven Shepsi Eaton _____

Alternate, Deb Bisson *Deb Bisson*

Alternate, Jed West _____