

TOWN OF GOULDSBORO
PLANNING BOARD MEETING
Minutes of Regular Meeting: 7 April 2009
And Public Hearing, Sandpiper Shores SD

Attendees:

Barbara Bateman, PB
Roger Bowen, PB
Ray Jones, Chair PB
Thoma Watson, PB
Bill Zoellick, PB
Alan Benson
Jeff Grant
Nancy Stenger
Bill Birely
Rachael Abraham
Chaploney Family

John Fuhrman, CEO
Jim Boyle
Keith Martin, Alternate PB
Malcolm Harriman
Jim Watson, Selectman
Nancy Hill
Barbara Bowen
Rocky Stenger
Dale Church
Ryan Abraham

The meeting was called to order at 7:00 p.m. by Ray Jones, Chair.

Approval of Minutes:

A motion was made by Barbara Bateman and seconded by Thoma Watson to accept the minutes of the 17 March 2009 meeting. The minutes were approved.

Approval of Bills: None

CEO Report: John Fuhrman reported on the ongoing issues regarding the Earl Cowperthwaite subdivision problem. The CEO also stated that forward movement on the McCann apartments/subdivision is temporarily stalled until the plumbing inspector is able to approve plans for a septic system.

New Business: The owners of Downeast Coal requested permission to add a greenhouse at their Route #1 business as a site plan review revision. Bill Zoellick offered a motion permitting this addition without requiring an additional fee or a public hearing. Thoma Watson seconded the motion and the PB voted in favor of the motion.

The PB set the date of 19 May for a public hearing regarding the Shoreland Zoning Ordinance.

Public Hearing:

Jim Boyle, representing Sandpiper Shores Subdivision, presented development plans and took questions from the PB and members of the audience. Boyle asked for two waivers,

one for road width—16' of travel surface with 2-foot vegetated shoulders that are driveable--and the other for permission to install above-ground utilities in areas where the bedrock is less than four feet from the ground surface. PB member Thoma Watson moved that the Board accept the site plan for Sandpiper Shores, PB member Bowen seconded the motion, and the motion passed.

Old Business:

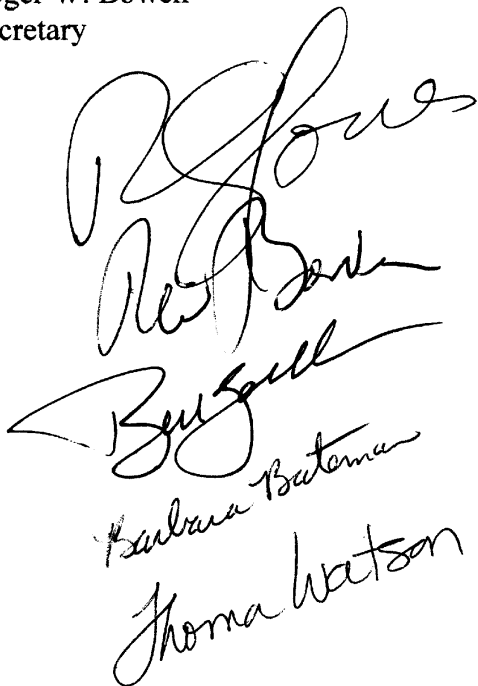
Dale Church reported that he sought and received permission from the State to harvest the trees that were removed during excavation of the road into the West Gouldsboro subdivision.

Malcolm "Mac" Harriman shared revised plans for the Beekers Point LLC's possible housing development on Prospect Point. He stressed that, initially at least, the owner, Kara Dioguardi, intended only to build her own home on what is now identified as Lot # 1 of the proposed development. The PB agreed on the date of 25 April for an on-site walk through the planned development.

The Meeting adjourned at 8:25 pm. The next meeting takes place on 21 April.

Respectfully submitted,

Roger W. Bowen
Secretary



The block contains five handwritten signatures in cursive script, stacked vertically. From top to bottom, they are: Roger W. Bowen, Dale Church, Ben Gull, Barbara Bateman, and Thoma Watson.