

**TOWN OF GOULDSBORO**  
**PLANNING BOARD MEETING**  
and  
**Shoreland Zoning Public Hearing**

**Attendees:**

Barbara Bateman, PB  
Roger Bowen, PB  
Ray Jones, Chair PB  
Thoma Watson, PB  
Bill Zoellick, PB

Ken Thibault, Alternate PB  
Keith Martin, Alternate PB  
Jim Watson, Selectman

**Public Hearing:**

The Public Hearing for comment on the amended Shoreland Zoning Ordinance was called to order at 7:00 p.m. by Ray Jones, Chair. Eleven community members made up the audience.

Ray Jones provided an overview of the modest changes made to the Ordinance and other PB members offered additional commentary. Audience questions focused primarily on details appearing in Table 1 (pp.11-13), "Land Uses in the Shoreland Zone." There were no criticisms by audience members of the amendments made by the PB. The public hearing concluded at 7:55 p.m.

**Approval of Minutes:**

A motion was made by Thoma Watson and seconded by Barbara Bateman to accept the minutes of the 5 May 2009 meeting. The minutes were approved as amended.

**Approval of Bills:** Bowen moved and Bateman seconded a motion to approve payment of \$61.00 to the *Ellsworth American* for printing the announcement of the public meeting. The motion passed.

**CEO Report:**

A letter by the CEO to the owner of the proposed Beekers Point subdivision, Kara Dioguardi, was circulated to members of the PB, all of whom endorsed its content. The letter suggests putting the subdivision plans on hold for now and instead urged the owner to apply for a permit to build her own home on the property. The CEO offered an amended version of the Town's "Application for Building/Land Use Permit." With two minor amendments, Zoellick moved and Bateman seconded a motion to recommend the revised form to the Board of Selectmen. The motion passed.

**New Business:**

Zoellick moved and Bateman seconded a motion to allow Stephen Dick to build a 75' dock on West Bay at the lower end of Gouldsboro Bay. The motion passed.

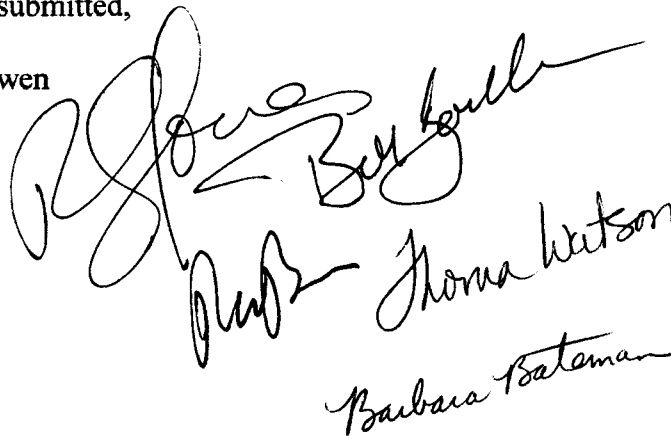
**Old Business:**

Zoellick moved and Bateman seconded a motion to approve a site plan by Happy Green Bee, an "e-tailer" of children's clothing operating on the West Bay Road and represented by Larry Barnes, to add a factory store within the existing structure. The internet retailing business has been in place since August 2008. Questions were raised about increased traffic and especially deliveries by large trucks. Barnes promised to check into large truck traffic and report back to the Road Commissioner. The motion passed.

The Meeting adjourned at 8:35 p.m. The next meeting takes place on 2 June.

Respectfully submitted,

Roger W. Bowen  
Secretary



Handwritten signatures of Roger W. Bowen, Barbara Bateman, and Thomas Watson.