

Town of Gouldsboro
October 24, 2023
Public Hearing on proposed amendments to the Shoreland Zoning Ordinance
Gouldsboro Town Office

Board Members present:

Ray Jones, Chairman
Jeff Grant, Vice-Chairman
Deirdre McArdle, Secretary
A.J. Higgins
Shepsi Eaton
Jed West, Alternate

Board Members absent:

Deb Bisson, Alternate

Guests:

12

Zoom:

Chairman Ray Jones called the meeting to order and presented five pages from the 2020 Shoreland Zoning Ordinance with highlighted amendments. He then stated that the Planning Board could not vote to approve the changes as presented because new information and a request for additional changes had been emailed to him for the Planning Board's consideration at 3:03 pm by Bill Zoellick. He had forwarded the Chairman an email from Colin Clark, the Shoreland Zoning Coordinator for the Bureau of Land Resources of the Maine Department of Environmental Protection. Mr. Clark recommended that to eliminate dwellings within the new district the final paragraph in section D2: General Development should be removed. It states, "Portions of the General Development District I or II may also include residential development. However, no areas shall be designated as a General I or II District solely on residential use." In addition, it was requested that item #15E in Table 1 should be marked NO and a footnote 14 added. These changes to the proposed amendments passed unanimously. Roy Gruver pointed out that to bring the General Development District (GD) closer in intent to the Commercial Fisheries Marine Activity Districts (CF/MA) on Table 1, that #18 should be changed to NO. This change was approved unanimously. Further general conversation ensued resulting in #23 and #28 being footnoted 14 and #24 and #25 changed to NO and all changes were approved unanimously.


Summary of unanimously approved changes to the five-page highlighted handout from the SZO:

1. Pg 2: delete 2nd paragraph in section D2
2. Table 1:#15 E mark NO and footnote 14
3. Table 1: #18 mark NO
4. Table: 1 #23 footnote 14
5. Table 1: #28 footnote 14
6. Table 1: # 24 mark NO
7. Table 1: #25 mark NO

Chairman Ray Jones explained that the timeframe would need to be extended potentially into December as another public hearing on the new changes now needs to be held and advertised in the Ellsworth American. He informed Select Board member Jackie Weaver who was present at the Public Hearing that there would not be a request for a Special Town Meeting at this time.

The hearing ended at 6:17

Respectfully submitted:



Deirdre McArdle, Secretary

