

**Town of Gouldsboro  
November 14, 2023  
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:**

Mike Conners

**Number of Guests:**

14

**ZOOM Guests:**

Zoom unavailable

**Minutes of the Public Hearing on proposed changes to the Shoreland Zoning Ordinance**

Chairman Ray Jones opened the hearing at 6:00 pm. Except for a comment made by a member of the audience, complimenting the Planning Board for work done on the Shoreland Zoning Ordinance, there were no questions or concerns about the district change.

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**Minutes of the Regular Planning Board Meeting**

**1. Approval of Minutes:**

Motion to approve the minutes of the October 17, 2023, meeting.

Approved     Approved as amended:

## **2. Approval of Bills:**

There are no bills currently.

## **3. CEO Report**

Mike Connors issued the following four building permits:

<u>DATE</u>	<u>NAME</u>	<u>LOCATION</u>	<u>SHORELAND</u>	<u>TYPE</u>
11/10/23	Philip Payne	113 Gouldsboro Pt. Rd.	no	shed
11/14/23	Rand Beattie	286 Main Street	no	shed addition
11/14/23	Andrew Ray	259 Shark Cove	yes	house demo
11/14/23	Jacob Knowles	30 Charles La.	yes	cabin demo/construction

## **Old Business:**

### **a.) Shoreland Zoning amendments**

Following a brief conversation, a motion to adopt the Shoreland Zoning Ordinance amendments shared with the community at two public hearings and on the website, was approved unanimously.

### **b.) Comp Plan**

Deb Bisson, the Comprehensive Plan Committee Chair, gave a brief update. She stated that Comp Plan Committees are required to request an updated data package from the State. Data received for the purpose of updating the Plan cannot be more than three years old which will be the case when the plan is submitted.

## **New Business:**

### **a.) Misc.**

The site plan application by the Lobster Trap, a company that plans to do business at the Prospect Project property, was given to the Planning Board to review. There was a problem with the document as the answers to questions on the form were included but the application itself was missing. In addition, the list of abutters was incorrect. The company did not have a representative present so the CEO, Mike Connors, will contact them regarding necessary corrections for the application to be approved.

### **b.) Other**

Joseph Merkel, a Summer resident, brought a drawing done by Haley Ward, Inc asking about subdivision options for a property that he had acquired by purchasing adjoining lots. The property is now over 10 acres He said that there are a total of 4 lots possible along the water and a 20 foot right of way. It was recommended that he be sure that any road put in for a subdivision

was built to town standards. It was suggested that he put a road in and start with the 4 waterfront lots, wait for a few years and then address the rest of the property. A question arose about the need for a fire pond. At 1500 feet the Fire Department can pump so based on the survey presented there was no need for a fire pond in this subdivision as the property has less than that distance to the water.

Next Planning Board Meeting: Tuesday, December 5<sup>th</sup>

Meeting Adjourned: 6:28 p.m.



Respectfully submitted: Deirdre McArdle, Secretary

