

**Town of Gouldsboro
February 6, 2024
Planning Board
Meeting Minutes
Gouldsboro Town Office**

Board Members present:

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

Board Members absent:

Deb Bisson, Alternate

CEO:

Mike Connors was present on Zoom

Number of Guests:

2

ZOOM Guests:

0

1. Approval of minutes from January 2, 2024

Approved as written YES NO

Approved as amended YES NO

A motion to approve the minutes was made by A. J. Higgins and seconded by Shepsi Eaton. It passed unanimously.

2. Approval of bills

There are no bills.

3. CEO report

CEO Mike Connors reported that there was a lot of storm damage on Paul Bunyan Road. He told

the board that has been sending links to the National Resources Protection Act Permit (NRPA) application. Residents asked about having an informational meeting. He willing to host a session to help residents through the application process and with other issues caused by the storm.

Other matters;

The CEO indicated that there has been a clear cut on Route 1, and he has been talking to people at the state. The owners will need to submit a revegetation plan.

Regarding solar ordinances, the CEO gave refunds to those who were charged in error for permits to place rooftop panels.. He suggested that the Planning Board consider a solar ordinance with restrictions such as panels requirement of a 3' on either side of the roof for emergency personnel. Chairman Ray Jones stated that he was in touch with HCPC regarding obtaining a model solar ordinance. Currently there is no fee for a permit to install rooftop solar panels but if a new ordinance is created, the Planning Board will change this policy.

The Lobster coop needed a retroactive permit for a sign they placed and the former interim CEO, Millard Billings, took care of the situation and Mike Connors signed.

A brief conversation followed regarding a pier project application for new construction by Derek Lapointe on behalf of Robert and Rina Stanley at 84 Deane Point and the distinction needed between this type of application and pier replacement. The consensus was that the Planning Board should waive fees for all storm related dock replacement. A motion to waive fees for replacement of structures in the water that were damaged in the recent storm including piers, docks, and any structure (s) on them was made by Shepsi Eaton. It was seconded by A.J. Higgins and approved unanimously.

Building permits issued

Date	Name	Location	shore land
12/1/23	Danielle Nelson	32 Chicken Mill Pond Rd	N
12/14/23	Andrew Ray	639 Corea Rd	N
12/22/23	Tom Richardson	63 Moyer Way	Y
1/13/28	Jacob Knowles	809 South Gouldsboro Rd	Y
1/18/28	Seaside Landscaping	381 Route 1	N
1/27/28	Winter Harbor Lobster	Intersection Rte. 1/Rte. 186	N

4. Old Business

a.) Fin Fish Aquaculture

As there is no application pending, placing a restriction on fin fish aquaculture in the Land Use Ordinance was determined to be the most efficient way to prevent industrial scale aquaculture while permitting small scale family businesses. Chairman Ray Jones stated that he had discussed

the Planning Board's proposed addition to the Land Use Ordinance with the Select Board. A question was raised regarding the possibility of imposing a total prohibition on fin fish aquaculture and a conversation ensued. The consensus was that the Planning Board believed allowing small scale local business was good for the community. The following language was drafted for inclusion in the Land Use Ordinance:

To the extent permissible by law, any entity or business that employs ten or more people, including contractors and sub-contractors, for the purpose of finfish aquaculture on either Gouldsboro lands or waters shall be prohibited.

A motion was made by Deirdre McArdle to adopt this language as an amendment to the Land Use Ordinance. It was seconded by Shepsi Eaton and approved unanimously.

New Business:

a.) Miscellaneous

Jacob Knowles has requested permission to move five non-conforming cottages damaged by the recent storm back to 75' from the shore. He will place slabs under each structure. He wants to leave the road where it is at 50' from the shore. A question arose regarding the septic system. Mr. Knowles stated that the leach field is currently behind the cottages and far enough away that it was not impacted by the storm and will be able to be used in the new location. His response to a question about the proximity of the road to the water was that the cottages would be move to the other side of the road and at 50' it was currently far enough away.

Deirdre McArdle moved to approve, and Jeff Grant seconded. The motion passed unanimously.

Next Planning Board Meeting: February 20th

Meeting Adjourned: 6:38 p.m.

Respectfully submitted:

Deirdre McArdle, Secretary

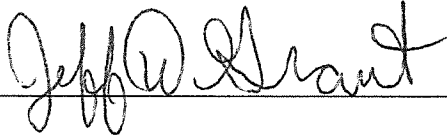


2/2/24

Chairman, Ray Jones

Handwritten signature of Ray Jones in cursive script, written over a horizontal line.

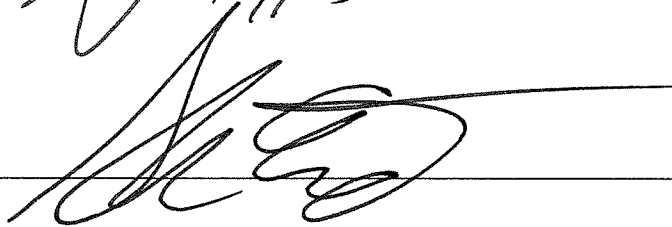
Vice Chairman, Jeff Grant

Handwritten signature of Jeff Grant in cursive script, written over a horizontal line.

A.J. Higgins

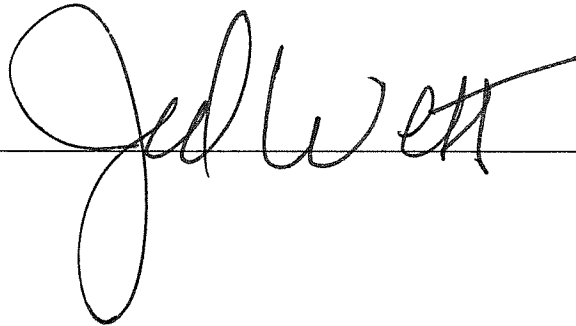
Handwritten signature of A.J. Higgins in cursive script, written over a horizontal line.

Steven Shepsi Eaton

Handwritten signature of Steven Shepsi Eaton in cursive script, written over a horizontal line.

Alternate, Deb Bisson

Alternate, Jed West

Handwritten signature of Jed West in cursive script, written over a horizontal line.