

**Town of Gouldsboro**  
**February 20, 2024**  
**Minutes of the Planning Board Meeting**  
**Gouldsboro Town Office**

**Board Members present:**

Ray Jones, Chairman  
Deirdre McArdle, Secretary  
Shepsi Eaton  
Deb Bisson, Alternate, seated  
Jed West, Alternate, seated

**Board Members absent:**

AJ Higgins  
Jeff Grant

**CEO:**

Mike Connors

**Number of Guests:**

2

**ZOOM Guests:**

**1. Approval of Minutes:**

A motion to approve the minutes of the February 6, 2024, meeting was made by Shepsi Eaton and seconded by Deirdre McArdle. The motion was approved unanimously  
[ X ] Approved    [ ] Approved as amended:

**2. Approval of Bills:**

There are no bills currently.

**3. CEO Report**

Mike Connors spoke about the Dean Point project and said they had applied for the NRPA permit. It is a challenging process and the DEP told him to tell people to contact the DEP directly. They also indicated that he will not be kept in the loop. Chairman, Ray Jones, stated that The NRPA permit must be approved first before the town can issue a permit. The CEO said that it can take up to 4 months for a NRPA permit to be issued.

On other matters, the owner of the Rt. 1 clear-cut site is working on the revegetation plan. Cutting started 175' from the shore and left stumps and groundcover so there is no fine . The CEO is looking at a 3 lot

subdivision on the Pond Road. A question was raised as to whether the DEP had approved the General Development district additions to the Shoreland Zoning Ordinance. The CEO indicated that the DEP has requested a signature on the cover page and the CEO was told that the Town Manager needed to sign before approval.

There was one building permit issued:

Name	Location	Shoreland	Type
Mark Osborne 97.7	174 US Hwy 1	N	Radio Tower

#### **4. Old Business:**

##### **a.) Finfish Aquaculture**

Chairman Ray Jones shared Tim Pease's email in which he said " I think it is ok to prohibit finfish aquaculture in the Land Use Ordinance, but I suggest adding a definition of finfish aquaculture to the Ordinance.

"Finfish Aquaculture" means a commercial operation for the culture of marine based finfish in nets, pens, or other enclosures or for the suspended culture of any other marine organism, where the culturing of the organism occurs principally over or within coastal waters."

There were a few points brought up for discussion. The consensus was that the additions to the Site Plan Ordinance under consideration needed to be formally approved in an email by the attorney. Chairman Ray Jones indicated that he would contact Tim Pease and request that he be present at the public meeting.

#### **5. New Business**

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

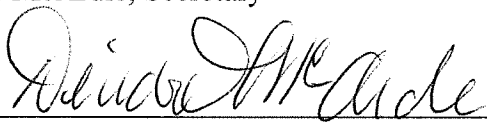
Clay Savage and Jeffrey Harden attended representing SOS Spotlight on Schools. They explained that they intend to open a private bible-based school and are looking at the former Christian School site on Rt 186 in South Gouldsboro. They want to know where the septic and well are. The church across the street owns the property, and they are willing to lease it. It will be a change of use, as time has elapsed since it was a school, so it will need a Site Plan application. Chairman, Ray Jones told them to read the Site Plan ordinance. As they indicated that it would be an equivalency school without State involvement they were advised that all State of Maine requirements had to met before a Site Plan application could be approved.

Next Planning Board Meeting: Tuesday, March 5th

A motion was made by Deb Bisson to adjourn, was seconded by Shepsi Eaton and passed unanimously.

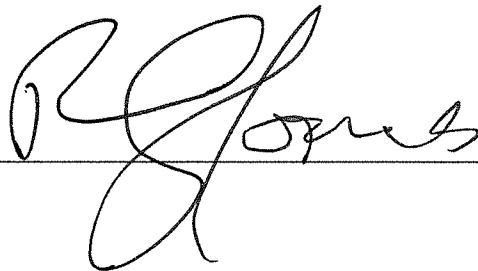
Meeting Adjourned: 6:38 p.m.

Respectfully submitted:  
Deirdre McArdle, Secretary



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Chairman, Ray Jones



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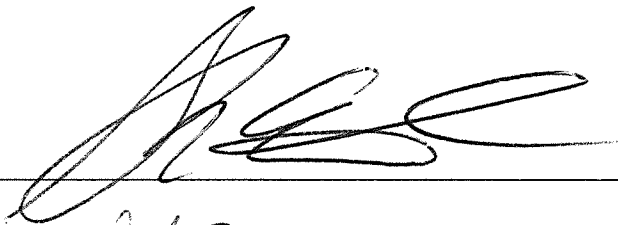
Vice chairman, Jeff Grant

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A.J. Higgins

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Steven Shepsi Eaton



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Alternate, Deb Bisson



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Alternate, Jed West



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