

**Town of Gouldsboro
March 5, 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
Deb Bisson, Alternate

Board Members absent:

CEO:

Mike Connors was present

Number of Guests:

2 Cindy Beske and Herb Wright

ZOOM Guests:

1. Approval of minutes from February 20, 2024

Approved as written YES [] NO []

Approved as amended YES [x] NO []

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

2. Approval of bills

There are no bills.

3. CEO report

CEO Mike Connors reported that he has had several questions about roof solar panels. Residents have asked if the town has a Solar Ordinance. Chairman Ray Jones said that he has contacted the Hancock County Planning Commission and requested a copy of a model solar ordinance. A discussion followed about emergency access to roofs with the addition of solar panels and it was

pointed out that the optimal angle for solar panels is 44 degrees which is a 12 pitch roof that no one can walk. The CEO stated that E911 addresses for multiple houses close together pose a problem as he is unsure how to address the homes. Chairman Ray Jones stated that there should be 50 feet between numbers and recommended using, as an example; 21a,b,c,d, etc. Mike Connors told the Planning Board that he is still dealing with repair and stabilization questions and continues to send them to the DEP

Cindy Beske and Herbert Rice attended with subdivision questions for the CEO and the Planning Board about 70 acres on the Pond Road. They wanted to find out options as they have added acreage to an original lot and sold off a parcel. There would be no roads but only a divided 750' of frontage on Pond Rd. They were informed that they did not need soil tests as they were not planning to build but were selling land only. They were told that there is a setback requirement because of the wetlands on the property and a Phase 1 of a potential future additional subdivision was suggested.

Building permits issued

Date	Name	Location	Shoreland	Type
2/7/24	Rest Ash-oar/Knowles	70 Main Street	Y	relocation 5 cottages

4. Old Business

a.) Fin Fish Aquaculture

The language approved by Attorney Tim Pease of Rudman Winchell to be added to the Land Use Ordinance is the following:

“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. 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.”

Discussion followed with a concern expressed that the attorney had not written the entire paragraph but had merely added to what the Planning Board had written. The consensus was that

his approval of the language, as stated in his email of 2/28/24, to Chairman Ray Jones was formal legal endorsement to the Land Use Ordinance.

A motion was made by Deb Bisson to accept the written text of the addition and was seconded by A.J. Higgins. The motion passed unanimously.

b.) Blueberry Boxes

The Wyman company is interested in storing inventory at the Prospect Project, LLC facility. Since the rule that was granted was that 75% of the building can be non-water dependent there was no objection to this usage. As any business that rents space needs to fill out a site plan application they will need to go through the process before using the space.

New Business:

a.) Finfish Public Hearing

Dates were set for a Public Hearing and a Special Town Meeting which Tim Pease will attend.

The Public hearing will be held on March 26th at the Town Office at 6PM

b.) Special Town Meeting

A Special Town meeting will be held at the Women's Center, weather permitting, on April 23rd at 6PM

The Next Planning Board Meeting will be March 19th

Meeting Adjourned: 6:38 p.m.

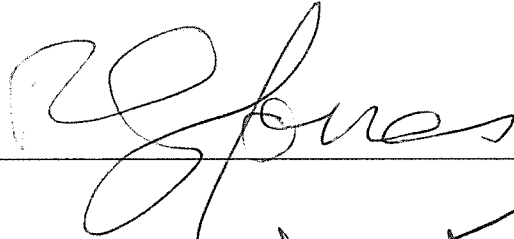
Respectfully submitted:

Deirdre McArdle, Secretary

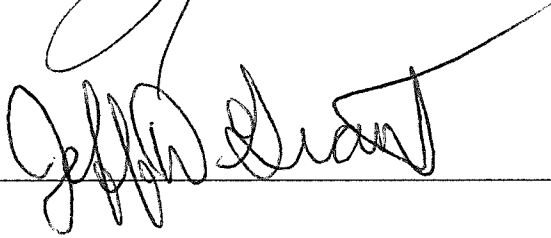


3/5/24

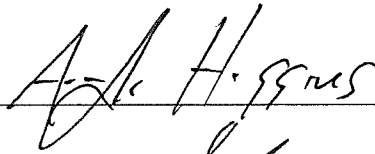
Chairman, Ray Jones

Handwritten signature of Ray Jones in black ink, written over a horizontal line.

Vice Chairman, Jeff Grant

Handwritten signature of Jeff Grant in black ink, written over a horizontal line.

A.J. Higgins

Handwritten signature of A.J. Higgins in black ink, written over a horizontal line.

Steven Shepsi Eaton

Handwritten signature of Steven Shepsi Eaton in black ink, written over a horizontal line.

Alternate, Deb Bisson

Alternate, Jed West