

**Town of Gouldsboro
March 19, 2024
Planning Board
Meeting Minutes
Gouldsboro Town Office**

Board Members present:

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

Board Members absent:

AJ Higgins

CEO:

Mike Connors was present

Number of Guests:

1

ZOOM Guests:

1

1. Approval of minutes from March 5, 2024

Approved as written YES [] NO []

Approved as amended YES [X] NO []

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

2. Approval of bills

There are no bills.

3. CEO report

CEO Mike Connors reported that he had a sideline issue with a home being located too close to the property sideline. The owner brought it to the attention of the Board of Selectmen, and they informed him that they could not resolve the issue between as this was the owner's responsibility. Chairman Ray Jones said that action might be taken against the owner and not the builder unless the surveyor did not properly lay out the land. If the surveyor marked it incorrectly he or she becomes liable. To determine if this is the case the owner will need an official survey. The CEO updated the Planning Board on the property on Rt.1. The owner wants to get DEP clearance. CEO Mike Connors suggested a 60' revegetation plan. He said that at Paul Bunyan Shores there are damaged shoreland issues. One home where the foundation was threatened as a stone dune collapsed will be fast tracked by the DEP. The organization is being helpful by trying to expedite permission for property owners to repair and protect their shoreland. The CEO stated that he has been working with Jessica Sayers and Brooke MacDonald at the Department of Environmental Protection in Bangor.

Three building permits were issued.

Permit #	Date	Name	Location	shore land	Type
24-6	3/15/2024	William Crawford	602 West Bay Rd	N	Quonset Hut
24-7	3/18/2024	John Korth	656 Corea Rd.	Y	shed
24-8	3/19/2024	James McLellan	596 Corea Rd.	Y	Gazebo

4. Old Business

a.) Fin Fish Aquaculture

Zoom guest Jerry Kron said he was concerned about the proposed Land Use Ordinance definition of Finfish Aquaculture as, in his opinion, it does not cover impact on natural resources as a byproduct of packaging and culture of finfish. He said that governance needs to include processing/packaging and he suggested that this language be added to the definition of fin-fish aquaculture. He requested 4 words be added to the fifth line following the word culture, **and/or processing/packaging** In addition he cited online research that would indicate that even with ten workers a large scale operation could be possible and recommended capping weight of processed product at 5,000 tons per year. A concern was raised regarding communication from the State cautioning the Town against asserting Home Rule rights over the waters and using ...finfish aquaculture on either **Gouldsboro lands or waters...** in the proposed Land Use Ordinance. Chairman Ray Jones suggested that these concerns could be brought to the attorney, Tim Pease, at the Public Hearing on March 26th

New Business:

a.) Miscellaneous

Deb Bisson, Chair of the Comp Plan Committee gave an update. She said that Hancock County Planning Commission (HCPC) has been spending five to seven hours a week reviewing completed material. When this process is finished the plan will go to the State and must be posted on the maine.gov website for sixty days. It will not be ready for the Town Meeting in June. Chairman Ray Jones is waiting to receive model Solar Panel Ordinances which he requested from HCPC.

b.) Other

Public Hearing on the proposed addition to the Land Use Ordinance will be on March 26th

Next Planning Board Meeting, April 2nd

Meeting Adjourned: 6:38 p.m. Shepsi motion jeff seconded

Respectfully submitted:

Deirdre McArdle, Secretary

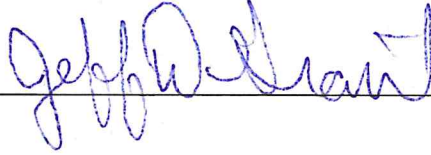


March 19, 2024

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 blue ink, written over a horizontal line.

A.J. Higgins

Steven Shepsi Eaton

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

Alternate, Deb Bisson, seated

Alternate, Jed West

Handwritten signature of Jed West in black ink, written over a horizontal line.

