

**Town of Gouldsboro
April 2, 2024
Minutes of the Planning Board Meeting
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 (present on Zoom)

Board Members absent:

0

CEO:

Mike Conners was present

Number of Guests

3

ZOOM Guests:

0

1. Approval of Minutes:

A motion to approve the minutes of the March 19, 2024, meeting was made by Jeff Grant and seconded by Shepsi Eaton and was approved unanimously.

Approved as written YES []

[X] Approved as amended:

A motion to accept the minutes of the Public Hearing on amendments to the Land Use ordinance on March 26^t was made by Jeff Grant and seconded by Shepsi Eaton. It was unanimously approved.

Approved as written YES []

[X] Approved as amended:

2. Approval of Bills:

There are no bills currently.

3. CEO Report

Mike Connors gave an update on his activities since the last Planning Board meeting. He said that has been working with Kevin Barbee and Josh Trundy on the Prospect Project overboard discharge issue and that he has been in touch with the Department of Environmental Protection (DEP) The CEO recommended changing the vegetation removal violations in the Shoreland Zoning Ordinance of 2022 to Option 1 where violations are handled by Maine Forestry and which is recommended by the DEP. He touched briefly on an encroachment issue on Seaswept Way and gave an update on the sideline setback issue on Paul Bunyan Road. He spoke with the homeowner, and they are awaiting a proper survey prior to contacting the owner of the abutting property.

Mike Connors issued the following five building permits:

Date	Name	Location	Shoreland
3/21/2024	Stephen Oliver/Larson	12 Mill Pond Rd	Y
3/28/2024	Mark Withee	408 Gouldsboro Point Rd	Y
3/28/2024	Tom Civera	195 Paul Bunyan Rd	Y
3/28/2024	Scott Holtz	199 Paul Bunyan Rd	Y
4/2/2024	Alan/Lisbeth Rosenfeld	203 Paul Bunyan Rd	Y

Old Business:

a.) Amending the Land Use Ordinance

Based on the Public Hearing of March 26th on amending the Land Use Ordinance, the following language will be added.

18. Finfish Aquaculture

Finfish Aquaculture in Gouldsboro by any entity, business, or operation that either 1) employs ten (10) or more people, including contractors and sub-contractors, or 2) produces, processes or packages more than 500 tons of Catch per year, shall be prohibited. Finfish Aquaculture that is below both thresholds is permitted, subject to meeting all other applicable legal standards.

19. Definitions

Finfish Aquaculture: a commercial operation for the culture, processing, or packaging of finfish.

Catch: the total weight of finfish killed by the act of finfish aquaculture operations. Catch includes all finfish killed by the act of finfish aquaculture operations, not just those processed.

Deirdre McArdle moved to accept this language and A.J. Higgins seconded. The motion passed unanimously.

New Business:

a.) Miscellaneous

Bill and Laurie Rayner came to the meeting to speak with the Planning Board regarding their plans for building two rental cabins on Rt. 186 in South Gouldsboro. They said that they had been in touch with Millard Billings regarding the existing septic but there was no information available. A suggestion was made that they contact Bill LaBelle who might be helpful with questions and system design. Chairman Ray Jones told them they would need to file a site plan application unless they were planning on building themselves a house there as well. In this case the cottages would be a home business and not require a site plan permit. Therefore, the simplest path would be to build their house first. A conversation followed regarding the general accepted policy that a building where people sleep, regardless of whether it has a kitchen, is considered a dwelling. As Gouldsboro follows this policy, they were told that the rented cottages would be dwellings without kitchens. They were informed that as they did not intend to divide the property, they would not have a sub-division.

b.) Other

Chairman Ray Jones mentioned the submission of the Letter of Intent to the *Maine Coastal Program and Municipal Planning Assistance Program* on behalf of the Town of Gouldsboro by a collaboration between the Coastal Resilience Committee, Bill Zoellick, Chair, and the Planning Board, Deirdre McArdle, Secretary. If invited to apply for the \$47,500 requested, the application will be due in May.

A motion to adjourn was made by Vice-Chairman Jeff Grant and seconded by Shepsi Eaton. It was approved unanimously, and the meeting adjourned at 6:51pm.

The next Planning Board Meeting will be on Tuesday, April 16
A Special Town meeting will be held at the Women's Center, weather permitting, on April 23rd
at 6PM

Meeting Adjourned: 6:30 p.m.

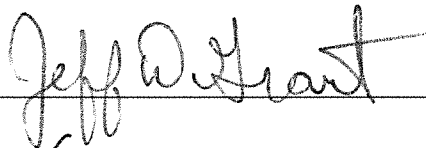


Respectfully submitted: Deirdre McArdle, Secretary

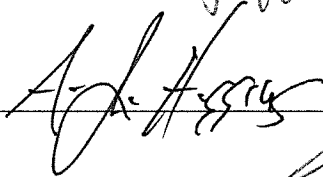
Chairman, Ray Jones _____



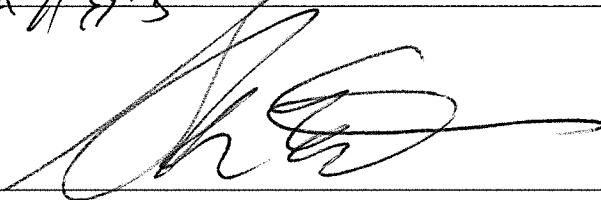
Vice chairman, Jeff Grant _____



A.J. Higgins _____



Steven Shepsi Eaton _____



Alternate, Deb Bisson _____

Alternate, Jed West _____