

TOWN OF GOULDSBORO

www.gouldsborotown.com

PO BOX 68, Prospect Harbor, Maine 04669

Phone: (207) 963-5589 Fax: (207) 963-2986

Town Manager, Deputy Treasurer, Tax Collector

Josh McIntyre

town.manager@gouldsborotown.com

Select Board

Robert Harmon, *Chair*

Danny Mitchell, Jr., *Vice Chair*

Peter McKenzie

Jacqueline Weaver

Johnathan Renwick

GOULDSBORO SELECT BOARD

JULY 30, 2026 – 5PM

GOULDSBORO TOWN OFFICE

Join Zoom Meeting

<https://us02web.zoom.us/j/8018727702?pwd=WjJmUFhyWVNKZmphOUdoTTdwbDRLUT09>

Meeting ID: 801 872 7702

Passcode: 4uFgxX

PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

Adjustments to / approval of agenda

MINUTES

Approval of Minutes of July 02, 2026

Warrants approved and signed 07/16/26

AP WARRANT #61 \$35,522.96

PR WARRANT #3 \$48,194.05

AP WARRANT #4 \$42,230.36

Warrants for approval 07/30/26

AP WARRANT #62 \$9,248.84

PR WARRANT #5 \$46,407.14

AP WARRANT #6 \$54,362.67

REPORTS:

Selectmen

Treasurer

Police Department

Fire Department

EMS

Superintendent of Town Infrastructure

RSU #24

Town Manager

Boards & Committees

OLD BUSINESS

- Update from Planning Board Chair about Comprehensive Plan and possible vote to present to a Special Town Meeting

NEW BUSINESS

- Approval of The Pickled Wrinkle liquor license renewal*
- Approval of The Black Sheep one-day catering liquor license *
- Rec Center Facility Fee Waiver Request from Winter Harbor Music Festival*
- Update on Internet costs to town properties and budget impact
- Review and discussion of proposed policy governing use of new security system
- Discussion and consideration of recommendation for vendor to create a new town website*
- Discussion of resolution to establish the Gouldsboro Education Finance Advisory Committee
- Update and discussion from proceedings of Schoodic Area League of Towns

PUBLIC COMMENT

EXECUTIVE SESSION to discuss personnel matters in accordance with MRSA Title 1, Chapter 13, Section 405, Paragraph 6A (personnel matters)

ADJOURN

***Indicates likely action/vote on proposal**

MINUTES OF JULY 02, 2026
GOULDSBORO SELECT BOARD MEETING

Zoom Meeting

<https://us02web.zoom.us/j/8018727702?pwd=WjJmUFhyWVNKZmphOUdoTTdwbDRLUT09>

Meeting ID: 801 872 7702

Password: 4uFgxX

Present: Robert E. Harmon, Danny Mitchell Jr., Jacqueline Weaver, Johnathan Renwick
Absent: Peter McKenzie II
Staff: Town Manager Joshua McIntyre
Town Clerk Brianna L. Mitchell
Police Chief James Malloy
Superintendent of Town Infrastructure Mike Connors
Audience: 9 (Nine)
Zoom: 1 (One)

Meeting held at the Gouldsboro Town Office.

Mr. Harmon called the meeting to order at 5PM.



Pledge of Allegiance

PRESENTATION OF BOSTON POST CANE TO BARBARA CASE ZIMMERMAN

ADOPTION OF AGENDA **Adjustments to / Approval of agenda**

Ms. Weaver made a motion to adopt and amend the agenda by adding the following item under New Business: "Approval of Agreement with Vialytics Americas Inc. for Road Asset Management Software"; 2nd by Mr. Mitchell. Passed 4/0.

APPROVAL OF MINUTES OF JUNE 18, 2026

Mr. Mitchell made a motion to approve the minutes of June 18, 2026; 2nd by Mr. Renwick. Passed 4/0.

A/P WARRANT #60

Mr. Mitchell made a motion to approve A/P Warrant #60 in the amount of \$59,855.34; 2nd by Mr. Renwick. Passed 4/0.

A/P WARRANT #1

Mr. Mitchell made a motion to approve A/P Warrant #1 in the amount of \$596,405.95; 2nd by Mr. Renwick. Passed 4/0.

PAYROLL WARRANT #2

Mr. Mitchell made a motion to approve Payroll Warrant #2 in the amount of \$49,651.35; 2nd by Mr. Renwick. Passed 4/0.

SELECT BOARD REPORTS

Ms. Weaver – *Nothing at this time.*

Mr. Renwick – Mr. Renwick mentioned he has been doing some research into the RSU 24 Budget. Town Manager Joshua McIntyre emailed RSU 24 Representative Mary Cowperthwaite and she has made Michael Eastman aware as well. There will be a meeting in the future to further discuss the budget, probably in late September.

Mr. Mitchell – *Nothing at this time.*

Mr. Harmon – Mr. Harmon asked when the prep work for paving in Corea with start? Superintendent of Town Infrastructure Mike Connors mentioned it has not started yet, the contractor, Jason Tracey, mentioned he will start beginning of July.

Mr. McKenzie – *Absent from this meeting.*

TREASURER – **See attached**

POLICE DEPARTMENT

Chief Malloy reported the new camera system has been installed and thinks it will be great.

He also reported Mr. Harmon donated two dog kennels to the Police Department. Thank you! Hancock County ACO called Chief to house a dog but referred him to Cherryfield as the shed was not ready yet.

Chief Malloy mentioned word is starting to get around about parking at the Crowley Island Causeway. He has not issued any warnings in the past week.

Chief would like to give a shoutout to Officer Allen Corey. He clocked a car going 96mph on Pond Road and made an arrest.

Town Manager Joshua McIntyre emailed Dexter Town Manager to received reimbursement for Landan Scott for Police Academy reimbursement. Waiting for a response.

FIRE DEPARTMENT – **Absent**

EMS DEPARTMENT

There were 7 calls during the dates of 05/28 – 06/10/26 since the last meeting. Zero calls took place in Winter Harbor, 0 transfers, and 7 calls were billable. **Updates:**

- Town Manager Joshua McIntyre reported on behalf of Andi, they have hired 4 new EMTs so Andi is busy with training.

SUPERINTENDANT OF TOWN INFRASTRUCTURE – **See attached**

Superintendent of Town Infrastructure Mike Connors reported there have been 6 permits issued from 06/02 – 06/30/26 with 2 new residences.

- **Crowley Island Causeway**- No Parking signs ordered for both sides of the road. Need to determine the rough boundaries of the Town lot at the Mill Pond Rd. side of the causeway for parking area.
- **Shoreland Violations**- Previous violations- 2 Landowners will work with a forester to create a revegetation plan for each property to present to DEP. Initial review of an additional property on Taff Point that has a stream setback violation and possible shoreland setback violation. Will schedule DEP site visit.
- **Jones Pond**- Power restored to the park to provide water for cleaning and painting preparation.
- **E911**- 3 new addresses submitted. 2 new roads requested. Old Kimball Way off West Bay and Schoodic in Bloom Way off Prospect Point.
- **Women's Club**- Water tank replaced. Ray Plumbing scheduled for 7/6/26 to repair a broken pipe under the kitchen.
- **Security Cameras**- After Hours Security has completed the camera install in the Rec Center and Fire Station 3 as of 6/30/26. Police Department/Fire Station 2 scheduled for Wednesday 7/1/26 and Town Office scheduled for Friday 7/2/26. Town Pier will require scheduling to coordinate with Tides. The DOT presents the biggest challenge and will be scheduled last.

RSU 24 REPRESENTATIVE – **Absent**

TOWN MANAGER

- **Followed up with Fidium** – Josh sent an email and has not received a response yet.
- **Website Vendors**- We will have a website vendor recommendation to bring forward at the July 30th meeting.
- **Salt bids**- Josh went through the State bid process and received a salt bid from New England Salt. We are within what we budgeted for the contract.
- **Town Park**- So far Josh has received two estimates. Both came in much more than expected. Josh will circle back with Schoodic Byway Committee to further discuss about how to move forward.
- **Flag Pole at Corea Road**- We have not received any interest for a contractor to remove the flag pole.
- **Baseball field**- We have posted the RFP online requesting for estimates on Ballfield repairs. We have not received any estimates yet.

BOARDS & COMMITTEE REPORTS

Coastal Resilience – Chair Bill Zoellick gave the Select Board the Gouldsboro Shore press release about the Gouldsboro Clam Lab now being homed at Bold Coast Seafood Factory in Prospect Harbor.

Old Business

Nothing at this time.

New Business

Approval of agreement with Vialytics Americas Inc. for Road Asset Management Software

This is to allow the Road Commissioner the ability to scan all roads with a phone mounted to the truck, as he drives all town roads to help assess what roads need repair. Will be a big benefit moving forward to help determine which roads need road work and paving in coming years. Town Manager Joshua McIntyre and Superintendent of Town Infrastructure Mike Connors recommend approval from the Select Board to move forward with this purchase and agreement.

Ms. Weaver made a motion to authorize the Town Manager to execute the attached one-year agreement with Vialytics Americas Inc. for asset management software in the amount of \$8,402.45, consisting of annual software services and one-time implementation and training, with funding to come from the FY2027 budgeted appropriation for Public Works software; 2nd by Mr. Mitchell. Passed 4/0.

Approval of one-day liquor catering license for The Black Sheep Restaurant

Town Clerk Brianna Mitchell mentioned she had received a request from the state for a one-day liquor license for a wedding on July 12th from The Black Sheep Restaurant.

Mr. Mitchell made a motion to approve the one-day liquor catering license for The Black Sheep Restaurant; 2nd by Mr. Renwick. Passed 4/0.

Approval of contract to provide EMS service to Winter Harbor for Fiscal Year 2027

This contract is to continue providing EMS services to the Town of Winter Harbor for FY2026/2027.

Mr. Renwick made a motion to approve the contract to continue providing EMS services to the Town of Winter Harbor for FY2026/2027; 2nd by Ms. Weaver. Passed 4/0.

Approval of contract with DM&J Waste Management

This contract is to continue receiving services from DM&J Waste Management for the roll offs at the Transfer Station. The pricing will remain the same as the last contract.

Mr. Mitchell made a motion to approve the DM&J Waste Management Contract for two years and authorize the Town Manager to execute the contract; 2nd by Mr. Renwick. Passed 4/0.

Appointment of Matt Caldwell as Assessor

Our new Tax Assessor Matt Caldwell will begin his first day mid-July.

Mr. Mitchell made a motion to appoint Matt Caldwell as our new Town Tax Assessor; 2nd by Ms. Weaver. Passed 4/0.

Permission to accept closed bids for sale of Utility 1 fire truck

Town Manager Joshua McIntyre requests permission to accept bids for the sale of the 1988 Utility 1 Fire Truck.

Ms. Weaver made a motion to authorize the Town Manager to accept closed bids for the sale of the 1988 Utility 1 Fire Truck; 2nd by Mr. Mitchell. Passed 4/0.

Reappointment of Mark Altvater as Budget Committee member for 3-year term

Ms. Weaver made a motion to reappoint Mark Altvater as a Budget Committee member for a 3-year term; 2nd by Mr. Mitchell. Passed 4/0.

Approval of Wadman CPA's PLLC to conduct audit for Fiscal Year ending June 30, 2026

This contract will allow the town to continue receiving services from Wadman CPA's PLLC to conduct our town audit for FY2025/2026.

Mr. Mitchell made a motion to authorize the Town Manager to execute the contract to continue with Wadman CPAs PLLCA for town auditing purposes; 2nd by Mr. Renwick. Passed 4/0.

PUBLIC COMMENT

Nothing at this time.

ADJOURN: Mr. Mitchell moved to adjourn the meeting at 5:52PM; 2nd by Mr. Renwick. Passed 4/0.

Respectfully submitted,
Brianna L. Mitchell, Town Clerk

Please note: These minutes are not verbatim. A tape recording of the meeting is available at the Town Office during regular business hours.

Enclosures: Agenda, Minutes of 06.18.26, AP Warrant #60, AP Warrant #1, Payroll Warrant #2, Treasurer's Report, Gouldsboro Fire Chief Report, CEO Report, Gouldsboro Shore Press Release, Vialytics Americas Inc Recommendation, The Black Sheep Liquor One-day Catering Application, Schoodic EMS Service Contract for the Town of Winter Harbor FY26/27, Transportation and Disposal Two-year Agreement for DM&J Waste Management, Wadman CPA's PLLC Audit Contract.

SELECT BOARD

Minutes of July 02, 2026 and Approval on July 30, 2026

Robert E. Harmon, *Chair*

Danny Mitchell, Jr., *Vice Chair*

Peter McKenzie II

Jacqueline Weaver

Johnathan Renwick

Type	Check	Amount	Date	Wrnt	Payee
P	9999	1,499.32	07/31/26	62	1531 PITNEY BOWES GLOBAL FINANCIAL SERVI
R	16681	6,086.08	07/31/26	62	1686 CARDMEMBER SERVICE
R	16682	194.67	07/31/26	62	0601 COUNTY OF HANCOCK
R	16683	300.77	07/31/26	62	1729 NORTHERN LIGHT HEALTH - ME COAST HOSPITAL
R	16684	1,168.00	07/31/26	62	0016 WORK HEALTH
Total		9,248.84			

Count	
Checks	5
Voids	0

Warrant 62

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description	Account	Proj				
01686 CARDMEMBER SERVICE						
0566	16681	06	6/19/2026-6/30/2026	fy 25/26		
TOWN OFFICE HEATING OIL	E 30-01-15-03				404.25	0.00
	TOWNPROPERTY / TOWN OFFICE - UTILITIES / HEAT					
TOWN OFFICE HEATING OIL	E 30-01-15-03				402.04	0.00
	TOWNPROPERTY / TOWN OFFICE - UTILITIES / HEAT					
F.S. #3 HEATING OIL	E 30-06-15-03				224.46	0.00
	TOWNPROPERTY / FIRESTATION3 - UTILITIES / HEAT					
PHWC REPAIR	E 30-07-35-01				649.00	0.00
	TOWNPROPERTY / PHWC - REPAIRS / BUILDINGS					
JONES POND SUPPLIES	E 30-03-35-01				136.84	0.00
	TOWNPROPERTY / JONES POND - REPAIRS / BUILDINGS					
PUBLIC WORKS SUPPLIES	E 50-01-30-08				28.38	0.00
	PUBLIC WORKS / MAINTENANCE - SUPPLIES / GENERAL					
TOWN OFFICE SUPPLIES	E 30-01-35-01				55.00	0.00
	TOWNPROPERTY / TOWN OFFICE - REPAIRS / BUILDINGS					
JONES POND REPAIR	E 30-03-35-01				43.14	0.00
	TOWNPROPERTY / JONES POND - REPAIRS / BUILDINGS					
JONES POND REPAIR MATERIA	E 30-03-35-01				128.91	0.00
	TOWNPROPERTY / JONES POND - REPAIRS / BUILDINGS					
SIGN HARDWARE	E 50-01-30-11				95.62	0.00
	PUBLIC WORKS / MAINTENANCE - SUPPLIES / SIGNS					
EQUIPMENT	E 50-01-30-08				517.94	0.00
	PUBLIC WORKS / MAINTENANCE - SUPPLIES / GENERAL					
CEO CELLPHONE	E 50-01-15-02				90.66	0.00
	PUBLIC WORKS / MAINTENANCE - UTILITIES / COMMUNICATE					
BUSINESS CARDS PD	E 40-01-30-08				42.98	0.00
	PUBLICSAFETY / POLICE - SUPPLIES / GENERAL					
FD PPE SUPPLIES	E 40-02-30-08				1,415.95	0.00
	PUBLICSAFETY / FIRE DEPT. - SUPPLIES / GENERAL					
FIRE DEPT DRINKING WATER	E 40-02-30-08				299.88	0.00
	PUBLICSAFETY / FIRE DEPT. - SUPPLIES / GENERAL					
PUBLIC WORK SUPPLIES	E 50-01-30-08				85.09	0.00
	PUBLIC WORKS / MAINTENANCE - SUPPLIES / GENERAL					
TRAILER ADAPT. PLUG	E 50-01-30-04				7.99	0.00
	PUBLIC WORKS / MAINTENANCE - SUPPLIES / VEH MAINT					
EMERGENCY LIGHTS	E 30-04-35-01				34.19	0.00
	TOWNPROPERTY / FIRESTATION1 - REPAIRS / BUILDINGS					
BREAKAWAY CABLE	E 50-01-30-04				13.19	0.00
	PUBLIC WORKS / MAINTENANCE - SUPPLIES / VEH MAINT					
EMS FURN.	E 40-03-30-08				1,198.00	0.00
	PUBLICSAFETY / AMBULANCE - SUPPLIES / GENERAL					
EMS CELLPHONE	E 40-01-15-02				212.57	0.00
	PUBLICSAFETY / POLICE - UTILITIES / COMMUNICATE					
Vendor Total-					6,086.08	
00601 COUNTY OF HANCOCK						
0566	16682	06	7/20/2026 ACO SERVICES	INV#263510027		
ACO SERVICES	E 40-05-20-27				194.67	0.00
	PUBLICSAFETY / ANIMAL CONT - SERVICES / CONTRACTOR					
Vendor Total-					194.67	
01729 NORTHERN LIGHT HEALTH - ME COAST HOSPITAL						
0566	16683	06	5/14/2026 QTR 1 PHARM.	INV#MC-26104004		
QTR 1 PHARM. EMS	E 40-03-30-20				300.77	0.00
	PUBLICSAFETY / AMBULANCE - SUPPLIES / MED SUPPLIES					
Vendor Total-					300.77	

Warrant 62

Jrnl	Check	Month	Invoice Description	Reference		
Description			Account	Proj	Amount	Encumbrance
01531 PITNEY BOWES GLOBAL FINANCIAL SERVI						
0566	9999	06	6/19/2026 OVERPAYMENT	52481777		
POSTAGE MACHINE			E 10-01-30-02		1,499.32	0.00
			ADMIN / ADMIN - SUPPLIES / POSTAGE			
Vendor Total-					1,499.32	
00016 WORK HEALTH						
0566	16684	06	12/29/2025 VACCINES EMS	INV#00101635-00		
EMS VACCINE			E 40-03-20-27		896.00	0.00
			PUBLICSAFETY / AMBULANCE - SERVICES / CONTRACTOR			
Invoice Total-					896.00	
0566	16684	06	1/28/2026 EMS VACCINE	INV#00102619-00		
EMS PHYSICAL			E 40-03-20-27		272.00	0.00
			PUBLICSAFETY / AMBULANCE - SERVICES / CONTRACTOR			
Invoice Total-					272.00	
Vendor Total-					1,168.00	
Prepaid Total-					1,499.32	
Current Total-					7,749.52	
EFT Total-					0.00	
Warrant Total-					9,248.84	

TO THE TREASURER OF THE TOWN OF GOULDSBORO:
THIS IS TO CERTIFY THAT THERE IS DUE AND CHARGEABLE TO THE APPROPRIATIONS
LISTED ABOVE THE SUM SET AGAINST EACH NAME AND YOU ARE DIRECTED TO PAY UNTO
THE PARTIES NAMED IN THIS SCHEDULE.

ROBERT HARMON

JACQUELINE WEAVER

PETER MCKENZIE II

DANNY MITCHELL JR

JOHNATHAN RENWICK

A / P Check Register
Bank: BAR HARBOR BANKING & TRUST

Type	Check	Amount	Date	Wrnt	Payee
P	9999	10,323.00	07/31/26	6	0350 TOWNCLOUD, INC
P	16678	3,776.88	07/31/26	6	0309 STATE OF MAINE
P	16679	1,605.75	07/31/26	6	0309 STATE OF MAINE
R	16685	315.22	07/31/26	6	0348 BEN SOUDERS
R	16686	40.00	07/31/26	6	0050 BROWN'S COMMUNICATION, INC.
R	16687	3,279.66	07/31/26	6	1686 CARDMEMBER SERVICE
R	16688	2,929.08	07/31/26	6	0084 COLWELL DIESEL SERVICE & GARAGE
R	16689	1,000.00	07/31/26	6	1875 COREY COLE, DO
R	16690	1,226.00	07/31/26	6	1218 DM&J WASTE
R	16691	959.04	07/31/26	6	0341 EAGLE POINT ENERGY CENTER, LLC
R	16692	150.00	07/31/26	6	0100 HANCOCK COUNTY REGISTRY OF DEEDS
R	16693	20.00	07/31/26	6	0225 JAMES R. MALLOY
R	16694	183.60	07/31/26	6	1221 KNOWLES ELECTRIC
R	16695	694.00	07/31/26	6	0037 KYOCERA DOCUMENT SOLUTIONS NEW ENGLAND, INC.
R	16696	250.00	07/31/26	6	0650 MAINE HARBORMASTERS ASSOCIATION
R	16697	21,694.04	07/31/26	6	0294 MAINE MUNICIPAL EMPL HEALTH TRUST
R	16698	256.03	07/31/26	6	1623 MATHESON TRIGAS, INC
R	16699	20.00	07/31/26	6	1382 MICHAEL PINKHAM
R	16700	632.80	07/31/26	6	1729 NORTHERN LIGHT HEALTH - ME COAST HOSPITAL
R	16701	20.00	07/31/26	6	0316 OAK GROVE SPRING WATER
R	16702	662.88	07/31/26	6	0989 STAPLES
R	16703	179.99	07/31/26	6	1597 TRIDENT ARMORY, INC.
R	16704	2,643.20	07/31/26	6	1824 UNITED RADIO COMMUNICATIONS
R	16705	409.96	07/31/26	6	1281 US BANK EQUIPMENT FINANCE
P	99999	1,091.54	07/31/26	6	1755 WEX BANK
Total		54,362.67			

Count	
Checks	25
Voids	0

Warrant 6

Jrnl	Check	Month	Invoice Description	Reference		
Description			Account	Proj	Amount	Encumbrance
00348 BEN SOUDERS						
0027	16685	07	REIMB. OXYGEN 7/24/2026	7/28/2026		
OXYGEN- TOWN CC DECLINE			E 40-03-30-20		315.22	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / MED SUPPLIES			
Vendor Total-					315.22	
00050 BROWN'S COMMUNICATION, INC.						
0027	16686	07	7/16/2026 FIRE DEPT.	INV#40448		
REPROGRAMMING RADIO			E 40-02-15-02		40.00	0.00
			PUBLICSAFETY / FIRE DEPT. - UTILITIES / COMMUNICATE			
Vendor Total-					40.00	
01686 CARDMEMBER SERVICE						
0027	16687	07	7/1/2026-7/20/2026	7/28/2026		
GRANITE			E 30-01-15-02		346.22	0.00
			TOWNPROPERTY / TOWN OFFICE - UTILITIES / COMMUNICATE			
REC CENTER STARLINK			E 20-04-15-02		55.00	0.00
			SERVICES / CEP - UTILITIES / COMMUNICATE			
STATION 3 STARLINK			E 30-06-15-02		55.00	0.00
			TOWNPROPERTY / FIRESTATION3 - UTILITIES / COMMUNICATE			
FOXIT SOFTWARE			E 10-01-30-06		137.14	0.00
			ADMIN / ADMIN - SUPPLIES / SOFTWARE			
PRIME			E 10-01-30-08		14.99	0.00
			ADMIN / ADMIN - SUPPLIES / GENERAL			
MMA M.CONNORS TRAINING			E 50-01-40-04		150.00	0.00
			PUBLIC WORKS / MAINTENANCE - STAFF / TRAINING			
PHWC MAINT.			E 30-07-35-01		646.00	0.00
			TOWNPROPERTY / PHWC - REPAIRS / BUILDINGS			
STORAGE M.CONNORS			E 30-01-15-02		0.99	0.00
			TOWNPROPERTY / TOWN OFFICE - UTILITIES / COMMUNICATE			
TOOLS			E 50-01-30-08		26.98	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / GENERAL			
TOOLS AND LUMBER			E 50-01-30-08		109.25	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / GENERAL			
SUPPLIES PPE			E 30-03-30-08		45.70	0.00
			TOWNPROPERTY / JONES POND - SUPPLIES / GENERAL			
SIGN POST HARDWARE			E 50-01-30-11		21.98	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / SIGNS			
HARDWARE			E 50-01-30-08		3.54	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / GENERAL			
STATION 1 CLEANING SUP.			E 30-04-30-08		47.42	0.00
			TOWNPROPERTY / FIRESTATION1 - SUPPLIES / GENERAL			
PD- BATTERIES			E 40-01-30-08		20.98	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / GENERAL			
PAPER PLATES			E 30-01-30-08		28.79	0.00
			TOWNPROPERTY / TOWN OFFICE - SUPPLIES / GENERAL			
TOWN OFFICE SUPPLIES			E 30-01-30-08		110.76	0.00
			TOWNPROPERTY / TOWN OFFICE - SUPPLIES / GENERAL			
THERMAL LAM. POUCHES			E 10-01-30-08		11.10	0.00
			ADMIN / ADMIN - SUPPLIES / GENERAL			
BOUNDTREE- EMS SUPPLIES			E 40-03-30-14		69.99	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / EMS			
BOUND TREE EMS SUPPLIES			E 40-03-30-14		184.57	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / EMS			
AT&T EMS PHONE			E 40-03-15-02		121.29	0.00
			PUBLICSAFETY / AMBULANCE - UTILITIES / COMMUNICATE			
AT&T FIRE PHONE			E 40-02-15-02		44.20	0.00
			PUBLICSAFETY / FIRE DEPT. - UTILITIES / COMMUNICATE			

Warrant 6

Jrnl	Check	Month	Invoice Description	Reference		
Description			Account	Proj	Amount	Encumbrance
NEXTIVA			E 30-05-15-02		107.44	0.00
			TOWNPROPERTY / FIRESTATION2 - UTILITIES / COMMUNICATE			
K9 PET INSURANCE			E 53-01-25-17		171.22	0.00
			INSURANCE / INSURANCE - INSURANCE / K9			
ASPEN SCHOODIC ANIMAL			E 40-01-20-36		168.67	0.00
			PUBLICSAFETY / POLICE - SERVICES / VET-MEDICAL			
ADT SECUIRTY			E 30-05-15-02		133.45	0.00
			TOWNPROPERTY / FIRESTATION2 - UTILITIES / COMMUNICATE			
ASPEN- SCHOODIC ANIMAL			E 40-01-20-36		386.30	0.00
			PUBLICSAFETY / POLICE - SERVICES / VET-MEDICAL			
NEXTIVA			E 30-05-15-02		107.61	0.00
			TOWNPROPERTY / FIRESTATION2 - UTILITIES / COMMUNICATE			
Invoice Total-					3,326.58	
0027	16687	07	FY26/27 CREDIT MEMO	CEO HOME DEPOT		
Credit Memo			G 1-001-00		-46.92	0.00
			GENERAL FUND / GEN FUND CM			
Invoice Total-					-46.92	
Vendor Total-					3,279.66	
00084 COLWELL DIESEL SERVICE & GARAGE						
0027	16688	07	7/15/26 FD ENGINE 1	R100015059:01		
ENGINE 1 REPAIR			E 40-02-35-02		2,929.08	0.00
			PUBLICSAFETY / FIRE DEPT. - REPAIRS / EQUIPMENT			
Vendor Total-					2,929.08	
01875 COREY COLE, DO						
0027	16689	07	FY 2026/2027 MEDICAL DIR.	7/1/26-6/30/27		
MEDICAL DIR AGREEMENT			E 40-03-20-27		1,000.00	0.00
			PUBLICSAFETY / AMBULANCE - SERVICES / CONTRACTOR			
Vendor Total-					1,000.00	
01218 DM&J WASTE						
0027	16690	07	7/13/2026	INV#163901		
6.32T @ \$125.00			E 50-07-20-25		790.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
ROLLOFF transport fee			E 50-07-20-25		436.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
Vendor Total-					1,226.00	
00341 EAGLE POINT ENERGY CENTER, LLC						
0027	16691	07	7/12/2026	INV#6332BYPASS		
3.86T X \$92.75			E 50-05-20-15		358.02	0.00
			PUBLIC WORKS / SW & RECYCLE - SERVICES / WASTE DISP			
6.48T X \$92.75			E 50-05-20-15		601.02	0.00
			PUBLIC WORKS / SW & RECYCLE - SERVICES / WASTE DISP			
Vendor Total-					959.04	
00100 HANCOCK COUNTY REGISTRY OF DEEDS						
0027	16692	07	2 LIEN DISCHARGES	2 DISCHARGES		
recording/discharge			R 04-01		50.00	0.00
			SERVICE CHG - LIEN FEES			
Invoice Total-					50.00	
0027	16692	07	2 LIEN DISCHARGES	2 DISCHARGES		
recording/discharge			R 04-01		50.00	0.00
			SERVICE CHG - LIEN FEES			
Invoice Total-					50.00	

Warrant 6

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
0027	16692	07	1 LIEN DISCHARGE	1 DISCHARGE		
recording/discharge			R 04-01		25.00	0.00
			SERVICE CHG - LIEN FEES			
			Invoice Total-		25.00	
0027	16692	07	1 LIEN DISCHARGE	1 DISCHARGE		
recording/discharge			R 04-01		25.00	0.00
			SERVICE CHG - LIEN FEES			
			Invoice Total-		25.00	
			Vendor Total-		150.00	
00225 JAMES R. MALLOY						
0027	16693	07	2021 RAM INSPECTION REIMB	7/28/2026		
21 DODGE RAM INSPECTION			E 40-01-30-04		20.00	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / VEH MAINT			
			Vendor Total-		20.00	
01221 KNOWLES ELECTRIC						
0027	16694	07	7/15/2026	INV#13727		
HARBOR ELECTRIC			E 87-01-90-01		183.60	0.00
			HARBOR RES / HARBOR RES - RESERVES / EXPENSE			
			Vendor Total-		183.60	
00037 KYOCERA DOCUMENT SOLUTIONS NEW ENGLAND, INC.						
0027	16695	07	7/13/2026 PD CONT.	INV#55L2770533		
CONTRACT 7/17/26-7/16/27			E 40-01-30-01		694.00	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / COPIER/FEES			
			Vendor Total-		694.00	
00650 MAINE HARBORMASTERS ASSOCIATION						
0027	16696	07	7/13/2026 M.PINKHAM DUES	INV#26-0000105		
2026/2027 MUNI DUES			E 20-07-40-01		250.00	0.00
			SERVICES / HARBORMASTER - STAFF / DUES			
			Vendor Total-		250.00	
00294 MAINE MUNICIPAL EMPL HEALTH TRUST						
0027	16697	07	AUGUST 2026 PAYMENT	09150		
HEALTH - EMPLOYER			E 53-01-25-07		19,682.74	0.00
			INSURANCE / INSURANCE - INSURANCE / HEALTH			
HEALTH - EMPLOYEE			G 1-220-07		1,029.73	0.00
			GENERAL FUND / HEALTH W/H			
DENTAL- EMPLOYEE			G 1-220-06		651.15	0.00
			GENERAL FUND / DENTAL W/H			
SUPP LIFE- EMPLOYEE			G 1-220-14		17.70	0.00
			GENERAL FUND / SUPPL LIFE			
IPP - EMPLOYEE			G 1-220-10		265.33	0.00
			GENERAL FUND / INCOME PROT			
VISION - EMPLOYEE			G 1-220-08		47.39	0.00
			GENERAL FUND / VISION W/H			
			Vendor Total-		21,694.04	
01623 MATHESON TRIGAS, INC						
0027	16698	07	7/28/26 V7403	OXYGEN		
OXYGEN 7/28/2026			E 40-03-30-20		256.03	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / MED SUPPLIES			
			Vendor Total-		256.03	

Warrant 6

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
01382 MICHAEL PINKHAM						
0027	16699	07	JULY 2026 PHONE REIMB.	M.PINKHAM 7/26		
phone reimbursement			E 20-12-15-02		20.00	0.00
			SERVICES / SHELL - UTILITIES / COMMUNICATE			
Vendor Total-					20.00	
01729 NORTHERN LIGHT HEALTH - ME COAST HOSPITAL						
0027	16700	07	QTR 1 PHARM. 7/13/2026	INV#MC-26194004		
OTR ONE PHARM.			E 40-03-30-20		632.80	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / MED SUPPLIES			
Vendor Total-					632.80	
00316 OAK GROVE SPRING WATER						
0027	16701	07	INV#326334	7/21/2026		
DRINKING WATER 7/21/26			E 30-01-30-08		20.00	0.00
			TOWNPROPERTY / TOWN OFFICE - SUPPLIES / GENERAL			
Vendor Total-					20.00	
00989 STAPLES						
0027	16702	07	7/25/2026	INV#7010750916		
EMS PRINTING PAPER			E 40-03-30-08		55.24	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / GENERAL			
PD PRINTING PAPER			E 40-01-30-08		55.24	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / GENERAL			
ADMIN PRINTING PAPER			E 10-01-30-08		552.40	0.00
			ADMIN / ADMIN - SUPPLIES / GENERAL			
Vendor Total-					662.88	
00309 STATE OF MAINE						
0027	16678	07	7/13/2026-7/17/2026	7/20/2026		
REGISTRATION FEES			G 1-240-02		2,568.25	0.00
			GENERAL FUND / MV REG FEE			
SALES TAX			G 1-240-03		1,043.63	0.00
			GENERAL FUND / MV SALES TAX			
TITLE FEES			G 1-240-04		165.00	0.00
			GENERAL FUND / MV TITLE			
Invoice Total-					3,776.88	
0027	16679	07	7/20/2026-7/24/2026	7/27/2026		
REGISTRATION FEES			G 1-240-02		1,396.75	0.00
			GENERAL FUND / MV REG FEE			
SALES TAX			G 1-240-03		110.00	0.00
			GENERAL FUND / MV SALES TAX			
TITLE FEES			G 1-240-04		99.00	0.00
			GENERAL FUND / MV TITLE			
Invoice Total-					1,605.75	
Vendor Total-					5,382.63	
00350 TOWNCLOUD, INC						
0027	9999	07	7/28/2026	INV#4964		
TOWN WEBSITE			E 10-01-30-06		10,323.00	0.00
			ADMIN / ADMIN - SUPPLIES / SOFTWARE			
Vendor Total-					10,323.00	
01597 TRIDENT ARMORY, INC.						
0027	16703	07	7/15/2026	INV#296524		

Warrant 6

Jrnl	Check	Month	Invoice Description	Reference		
Description			Account	Proj	Amount	Encumbrance
D.LEIGHTON BOOTS			E 40-01-30-17		179.99	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / UNIFORMS			
Vendor Total-					179.99	
01824 UNITED RADIO COMMUNICATIONS						
0027	16704	07	7/10/2026	INV#114000837-1		
PD SOFTWARE			E 94-01-90-01		2,643.20	0.00
			CRUISER/ACAD / CRUISER RES - RESERVES / EXPENSE			
Vendor Total-					2,643.20	
01281 US BANK EQUIPMENT FINANCE						
0027	16705	07	8/1/2026	INV#586103624		
TOWN OFC COPIER LEASE			E 10-01-30-01		409.96	0.00
			ADMIN / ADMIN - SUPPLIES / COPIER/FEES			
Vendor Total-					409.96	
01755 WEX BANK						
0027	99999	07	ACCT:0496-00-242368-9	INV#114040735		
PD FUEL PURCHASES			E 40-01-30-03		1,091.54	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / VEHICLE FUEL			
Vendor Total-					1,091.54	
Prepaid Total-					16,797.17	
Current Total-					37,565.50	
EFT Total-					0.00	
Warrant Total-					54,362.67	

TO THE TREASURER OF THE TOWN OF GOULDSBORO:
THIS IS TO CERTIFY THAT THERE IS DUE AND CHARGEABLE TO THE APPROPRIATIONS LISTED ABOVE THE SUM SET AGAINST EACH NAME AND YOU ARE DIRECTED TO PAY UNTO THE PARTIES NAMED IN THIS SCHEDULE.

ROBERT HARMON

JACQUELINE WEAVER

PETER MCKENZIE II

DANNY MITCHELL JR

JOHNATHAN RENWICK

Treasurer's Report

07/30/2026

Bank: 1 - BAR HARBOR BANKING & TRUST

STATEMENT DATE 06/30/2026

		AMOUNT	COUNT
BEGINNING BALANCE		3,025,494.50	
DEPOSITS ON STATEMENT	+	266,524.91	59
RETURNED CHECKS	-	0.00	0
INTEREST	+	0.00	0
OTHER CREDITS	+	141,467.65	23
CASHED CHECKS	-	811,748.06	89
OTHER DEBITS	-	19,912.49	8
STATEMENT BALANCE		2,601,826.51	
OUTSTANDING DEPOSITS	+	29,485.43	9
OUTSTANDING CHECKS	-	44,100.41	38
OUTSTANDING OTHER	+	-21,443.53	11
CHECKBOOK AT STATEMENT		2,565,768.00	
OTHER DEPOSITS	+	103,711.22	50
ISSUED CHECKS	-	891,659.06	104
ISSUED OTHER	+	0.00	0
CURRENT CHECKBOOK		1,777,820.16	



GOULDSBORO POLICE DEPARTMENT

4 Williams Brook Road • PO Box 68 • Prospect Harbor, ME 04669

Dispatch: (207) 667- 8866

Office: (207) 963-5566

Fax: (207) 963-7046

June Reports

STATIONARY RADAR

DATE	LOCATION	POSTED SPEED	TOTAL	AVG/SPEED
06/01/26	Pond Road	45	22	49.36
06/06/26	Pond Road	45	10	47.6
06/08/26	School Zone	15	21	19.52
06/10/26	Pond Road	45	26	43.84
06/11/26	Main Street BH	25	25	24.24
06/14//26	Main Street PH	30	22	31.04
06/16/26	South Gouldsboro Rd	40	18	36.77
06/19/26	Pond Road	45	3	59
06/29/26	Pond Road	45	29	4

Motor Vehicle Stops-29

Summons- 10

Warnings- 19

Accidents- 5

Property Checks- 3

Arrests- 1

K9 Requests- 4

TOWN OF GOULDSBORO

www.gouldsborotown.com

PO BOX 68, Prospect Harbor, ME 04669

Phone: (207) 963-5589 Fax: (207) 963-2986

Town Manager, Deputy Treasurer, Tax Collector

Joshua McIntyre

town.manager@gouldsborotown.com

Board of Selectmen

Robert Harmon, *Chair*

Danny Mitchell, Jr., *Vice Chair*

Peter McKenzie

Jacqueline Weaver

Johnathan Renwick

CEO REPORT

7/28/2026

- Crowley Island Causeway- No Parking signs installed at both ends of the causeway. New parking lot created at the north end between Mill Pond Rd and Crowley Island Rd.
- Road Paving & Preparation- All prep work completed on Crowley Island Rd, Corea Rd (section), Cranberry Point Rd and Dyer Lane completed. Paving schedule TBD.
- Shoreland Violations- 2 Previous violations still waiting for revegetation plan approval from DEP - Taff Point property tentatively scheduled for 8/7/26.
- Jones Pond- Power on. Leak near expansion tank in caretaker structure. To be repaired this week.
- E911- 1 road created- Schoodic In Bloom Way with 1 new address. 1 additional roads requested. Old Kimball Way off West Bay.
- Women's Club- Broken Pipe repaired on 7/6/26. Water backing up in bathroom. Will change out toilet and request a check of the drain line to septic tank.
- Security Cameras- Cameras installed at all 6 sites and recording. Rec Center, DOT lot and Fire Station 3 require Internet connectivity for remote functionality.
- **5 permits issued from 7/1/26– 7/28/26 with no new residences**

Permit #	Date	Name	Location	Shoreland	Est. Cost	Type
26-43	7/2/26	William Bickford	87 Route 1	N	\$1,000	Shed
26-44	7/2/26	Russ Painter	42 Jones Pond Rd	Y	\$6,000	Shed
26-45	7/13/26	William Perkins	19 Calf Island Rd	N	\$30,000	Garage
26-46	7/15/26	James Rinehart	14 Corea Rd	N	\$25,000	Garage/Driveway Extension
26-47	7/28/26	Hancock Home for Camp MyMy LLC	McMahon Rd	Y	\$25,000	Driveway

Mike Connors
CEO

To: Deirdre McCardle and Gouldsboro Planning Board
From: Bill Zoellick
Re: Revised Comprehensive Plan
Date: June 28, 2026
cc: Josh McIntyre

Background

In mid-February, we received a letter from Tom Miragliuolo of the Maine Office of Community Affairs summarizing the state's review of the Comprehensive Plan we submitted at the end of last December. The letter provided us with two kinds of guidance:

- Changes we must make to make the Plan consistent with the state's Growth Management Plan.
- Comments and suggestions from the seven state agencies that reviewed the Plan. These comments and suggestions were offered to help us improve the Plan, but how we use them is up to us. We are not required to incorporate them into the Plan.

The changes that we are required to make all concern the Policies and Objectives found at the end of each chapter.

Over the past months, I have made all the required changes to the Policies and Objectives sections to make them consistent with Maine's Chapter 208 (07-105 CMR 208) Comprehensive Plan Review Criteria Rule, which establishes the state standards that municipalities must meet for their local growth plans to be certified "consistent" under the state's Growth Management Act (30-A M.R.S.A. §§ 4312 - 4350).

This Memo

This memo provides links to three documents I have uploaded to the cloud file system that the Coastal Resilience Committee uses to share its work.

1. [The newly revised Plan.](#)
2. [The letter Gouldsboro received from Tom Miragliuolo in February.](#)
3. [Chapter 208: The Comprehensive Plan Review Criteria Rule.](#)

Using These Documents

I strongly recommend downloading the revised plan rather than reading it online. The document includes internal links and structure that will greatly simplify the review and commenting process. The Table of Contents and all internal references to figures, tables, and maps are live links. Clicking them will take you to the referenced object. In addition, when using a local PDF reader such as Acrobat or Preview (Mac), you can open a sidebar that provides access to the document's structure, aiding navigation across its more than 200 pages.

The Chapter 208 document identifies the minimum requirements for consistency. I have annotated this copy, checking off and commenting on the requirements.

8 Goals, Objectives, and Strategies

GOAL: Gouldsboro desires to protect to the greatest extent practicable its key historical and archaeological resources from incompatible development and undertake measures to assure the long-term enhancement of its historical sites and structures.			
Objective	Strategy	Responsible Party(ies)	Timeframe
Incorporate Maine Historic Preservation Commission (MHPC) data into the review process.	Adopt or amend land use ordinances to require the planning board to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Planning Board	1-3 years
Protect known historic archaeological sites and areas sensitive to prehistoric archeology	For known historic archeological sites and areas sensitive to prehistoric archeology, use local land use ordinances to require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board	Ongoing
Create a consistent and documented inventory of historic and archaeological sites and structures.	Work with the Gouldsboro Historical Society and the MHPC to plan for a comprehensive community survey of the community's historic and archaeological resources.	Gouldsboro Historical Society (GHS)	2026 - Ongoing
Identify additional significant archaeological sites and historic properties for inclusion in the National Register of Historic Places.	Working from the inventory and in consultation with owners and the State, develop applications for inclusion.	GHS	3-6 years
Protect historic and archaeological sites from the impacts of climate change, including sea-level rise, extreme heat, wind, and rain.	Conduct a survey using the MHPC template or a similar one. Partner with Gouldsboro Coastal Resilience Committee to identify vulnerable areas.	GHS, Coastal Resilience Committee	2027 – 2030

7 Goals, Objectives, and Strategies

GOAL: Maintain Gouldsboro's rural character and maintain a stable or growing year-round population that includes people of diverse ages and wealth.			
Objective	Strategy	Responsible Party(ies)	Timeframe
Ensure residents can remain in town for as long as possible, well into their senior years.	Support age-in-place policies and investments that provide facilities and services to support this need.	Select Board and/or designee(s)	Ongoing
Promote Gouldsboro as a place to live and actively seek out new residents and young families.	Work with local tourism and development agencies to reach a broad audience.	Select Board and/or designee(s)	Ongoing
Develop a year-to-year understanding of population changes in Gouldsboro.	Regularly review ACS and Census data, along with local sources of data, to monitor population fluctuations	Select Board, Planning Board	Ongoing
Ensure that all Gouldsboro residents have affordable access to the Internet and can use it to meet basic economic, health, and safety needs.	Monitor ongoing affordability of available Internet access options. Ensure that all residents have affordable opportunities to increase their Internet skills.	Peninsula Broadband Committee	Immediate and ongoing, as needed and feasible
Promote childcare and early childcare education opportunities.	Work with local businesses, nonprofits, and community partners to explore childcare opportunities for residents with young children.	Select Board and/or designee(s), School Representatives	Ongoing

6 Goals, Objectives, and Strategies

GOAL: Gouldsboro will promote a strong economy that enhances the quality of life and creates quality job and business ownership opportunities, keeps established businesses in Town, and attracts new ones.			
Objective	Strategies	Responsible Party(ies)	Timeline
Support current businesses and attract new businesses by actively researching and pursuing grants, loans, and other financial support, and identifying appropriate capital investment projects.	Actively pursue Community Development Block Grant, USDA, State, and private funding sources for applicable capital investments and opportunities.	Select Board, Town Manager	Immediate and ongoing.
	Seek support from non-profit organizations and other sources for part-time or temporary planning staff.	Select Board and/or Town Manager	Ongoing as opportunities emerge
Invest in Town infrastructure as necessary, to support business retention and growth.	Make financial commitments, as necessary and prudent, to support desired economic development, including needed public improvements.	Select Board, Town Manager	Ongoing as opportunities emerge
Encourage and support home-based businesses that complement the Town's quiet rural character.	Review current land-use ordinances, both local and state, to identify potential barriers to home business operations, and propose ordinance changes to remove them, consistent with other planning policies and objectives.	Planning Board	Ongoing Initial review and recommendations complete in 2027.
Streamline the process of meeting ordinance requirements to start a new business.	Review and, as necessary, simplify requirements for starting new businesses. Remove duplications. Create an information sheet that describes the process for potential business owners. Adopt a welcoming attitude at meetings with applicants seeking to support businesses.	Planning Board, Town Manager	Initiate the review and create the information sheet in 2026. Ongoing
Use regional collaborations and development corporations.	Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development and increased resilience.	Town Manager, Planning Board, and other town staff and committees.	Ongoing, including an annual summary and review of activities and outcomes.

7 Goals, Objectives, and Strategies

GOAL: Encourage and promote affordable and workforce housing.			
Objective	Strategy	Responsible Party(ies)	Timeframe
Encourage and promote adequate workforce housing to support the community's and region's economic development.	Continue existing collaborations with neighboring towns to build workforce housing.	Town Manager, Select Board	Current & Ongoing
	Examine workforce housing opportunities within defined growth areas for manufactured homes, mobile homes, tiny homes, and apartments.		
Work toward a median Gouldsboro housing cost that a household earning the median income can afford.	Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable for households earning the median income.	Select Board, Planning Board	Ongoing
	Encourage the offering and development of rental properties that a household earning the median income can afford	Planning Board	Ongoing
Ensure that land use controls encourage the development of quality workforce housing and housing that a household earning the median income can afford, including rental housing.	Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	Planning Board	Ongoing
	Maintain ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.		
Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	Town manager or designee.	Ongoing

GOAL: To determine a balanced approach to monitoring and, if necessary, managing short-term rental housing that meets workforce, year-round, and seasonal needs			
Objective	Strategy	Responsible Party(ies)	Timeframe
Develop policies to monitor and, if deemed necessary, manage short-term rental housing.	Examine options for registering and, in other ways, gathering information about short-term rental properties.	Planning Board	Ongoing
	Collaborate with neighboring towns to identify effective strategies to manage short-term rental housing	Planning Board	Ongoing
	Track change in housing types, including short-term rentals, and start long & short-term rental data collection	Planning Board or its designee	Ongoing
	Identify policy options and report to the Select Board.	Planning Board	Ongoing

8 Goals, Objectives, and Strategies

GOAL: To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation system while promoting fiscal prudence			
Objectives	Strategy(ies)	Responsible Party(ies)	Timeline
Safely and efficiently preserve or improve the transportation system.	Develop and continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network	Road Commissioner, Town Manager, Select Board	By the end of 2027
	Undertake a comprehensive, objective assessment of all town roads and shoulders.	Road Commissioner, Town Manager	By the end of 2027
	Build and maintain a list of locations with drainage issues, and work to correct the problems.	Road Commissioner	Immediate and ongoing
Maintain road pavement on all town roads	Continue to pave at a rate of up to 2.7 miles per year. Continue replacing all metal culverts on roadways before paving, so culverts, identified ditches, and drainage issues are addressed. (See Fiscal Capacity and Capital Improvement Plan chapter.)	Road Commissioner	Immediate and ongoing
Promote fiscal prudence by maximizing the efficiency of the state-aid highway network.	Monitor salt-sand application and mixture at different locations to find an optimal balance of economy and safety.	Road Commissioner	Immediate and ongoing
	Collaborate with MaineDOT and other agencies to design a safe parking zone at Sand Cove Beach and to get the work done	Road Commissioner, Town Manager, Select Board	Immediate until work is complete
Increase the transportation system's levels of safety and resilience in the face of rising seas and increasingly severe storms	Elevate Corea Road two feet at the stream crossing before the junction with Francis Pound Road and replace the culvert with a bridge. (See the Climate Change Adaptation chapter.)	Coastal Resilience Committee, Road Commissioner, Town Manager, Select Board	2026-2028
	Elevate Crowley Island Road two feet at the center point on the Causeway. (See the Climate Change Adaptation chapter.)	Road Commissioner, Town Manager, Select Board	2026-2028

Promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.	Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	Planning Board in collaboration with the Road Commissioner	Ongoing
	Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.		
Meet the diverse transportation needs of residents and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists)	Initiate or actively participate in regional and state transportation efforts.	Town Manager, Road Commissioner	Ongoing

19 Goals, Objectives, and Strategies

GOAL: Advance the health, safety, and welfare of Gouldsboro by ensuring the provision of government services in an efficient and fiscally responsible manner.			
Objective	Strategy	Responsible Party(ies)	Timeline
Mitigate the amount of waste entering the solid waste stream and reduce municipal costs for garbage disposal.	Increase inter-town cooperation to explore alternative options and methods for solid waste disposal.	Select Board, Town Manager, HCPC	Ongoing
Ensure that plant and equipment required for road maintenance keep pace with evolving needs for road maintenance, repairs, and regulations.	The Road Commissioner will work with the Town Manager to communicate all needs for upgraded equipment and to ensure that plans for major road improvements beyond annual maintenance are included in the capital improvement plan.	Road Commissioner, Town Manager, Budget Committee, Select Board	Ongoing
Minimize the cost of road maintenance and improvements	Establish partnerships with local municipalities to utilize bulk purchasing when feasible. For example, undertaking joint paving projects with neighboring towns.	Select Board or designees	Ongoing
Ensure law enforcement services are available and adequate for all residents of Gouldsboro while not becoming an overly burdensome tax expense.	The Police Chief will work with the Town Manager to communicate all needs for upgraded or additional facilities, equipment, or training to ensure they are included in the capital improvement plan and accommodate the Town's growth and changing demographics.	Police Chief, Town Manager, Budget Committee, Select Board	Ongoing
Ensure fire protection and emergency services are available and adequate for all residents of Gouldsboro, without becoming an overly burdensome tax expense.	The fire department and Schoodic EMS will work with the Town Manager to communicate all needs for upgraded or additional facilities, equipment, or training to ensure they are included in the capital improvement plan and accommodate the Town's growth and changing demographics.	Gouldsboro Volunteer Fire Department, Schoodic EMS, Town Manager, Budget Committee, Select Board	Ongoing
Ensure that development of and investment in public facilities and services supports growth and development in identified growth areas.	Focus at least 75% of investments in new public facilities in locations in or very close to designated growth areas.		

Ensure efficient ways to communicate with the Gouldsboro Community, including ensuring that the Town website continues to be an essential resource	Investigate options to upgrade the website for easier use and maintenance, as well as broader capabilities.	Select Board, Town Manager, Staff	Immediate & Ongoing
	Utilize the Town Facebook page for meeting info/community news, etc.	Town Manager	Immediate & Ongoing

8 Goals, Objectives, and Strategies

GOAL: Advance the health, safety, welfare, and future of Gouldsboro by ensuring the provision of government services in a fiscally responsible manner.			
Objective	Strategy	Responsible Party (ies)	Time Frame
Maintain Gouldsboro's Capital Improvement Plan.	Update the Plan annually to reflect changing objectives as appropriate.	Town Manager, Select Board, Budget Committee	Ongoing
	Incorporate full estimated project costs and anticipated revenue sources in the CIP	Town Manager, Select Board, Budget Committee	Starting in FY 2027 and ongoing
Maintain and fund capital reserve accounts for anticipated major expenditures.	Annually review reserve account balances and adjust as appropriate	Select Board, Town Manager, Budget Committee	Ongoing
	Explore grant and bond funding options as appropriate for projects.	Select Board and/or Town Manager	Ongoing
Seek grant funding whenever possible for local projects and land acquisition.	Identify local projects for which matching funding may be appropriate.	Select Board and/or Town Manager	Ongoing
	Set aside reserves as per town vote.	Town Manager/ Treasurer	Ongoing
Explore further sharing of service with peninsula towns (including resources for workforce housing)	Remain active in local and regional municipal organizations	Town Manager/ Select Board	Ongoing
Begin a town-wide property revaluation in FY2028.	Create and fund a reserve fund for this purpose.	Select Board	2026-2030

9 Goals, Objectives, and Strategies

GOAL: To provide a range of health and recreation activities to persons of all ages and abilities within the financial means of the town, and partner where appropriate with other organizations to meet current and future needs.			
Objective	Strategies	Responsible Party (ies)	Timeline
Maintain and expand access to recreational facilities and resources for people of all ages and abilities.	Work with local land trusts, conservation groups, and affiliated organizations to identify and secure funding for upgrades to Americans with Disabilities Act standards.	Select Board, designees, Recreation Committee	Ongoing
	Locate historic roads and trails no longer in use for improvement and public access.	Land Trusts/Historical Society/volunteers	Ongoing
	Continue to identify and partner with other organizations to preserve open space, as appropriate	Select Board or designees	Ongoing
	Continue to maintain public access to waterbodies for recreational use.	Select Board	Ongoing
Monitor, update, or improve recreational facilities and services to reflect the changing needs of Gouldsboro.	Create a 5–10-year plan for recreational facility and property upgrades or expansion and integrate it into the Town’s Capital Improvement Plan.	Recreation Committee, CEO, Select Board	Within 5 years
	Work with Maine Coast Heritage Trust and landowners to identify, expand, and publicize kayaking/canoe access points.	Recreation Committee	Ongoing
	Work with local land trusts and conservation organizations to develop a town-wide map of walking and biking trails.	Recreation Committee	Ongoing
Ensure that landowners know about liability protections related to public access.	Continue to provide information to new and existing landowners, through Gouldsboro’s “Scuttlebutt” booklet and other publications, about Maine’s landowner liability law that protects landowners from liability claims related to harvesting or recreational use.	Town Manager, Town Clerk	Ongoing

10 Goals, Objectives, and Strategies

GOAL: Support stewardship of Gouldsboro's marine resources and protect its working waterfront.			
Objective	Strategy	Responsible Party(ies)	Timeline
Protect, maintain, and when warranted, improve marine habitat and water quality.	Promote strict enforcement of existing and newly adopted town ordinances affecting marine water quality.	Harbor Master, CEO	Ongoing
	Engage in strict enforcement of municipal, state, and federal regulations regarding overboard discharges on land and from all vessels, including but not limited to commercial vessels and recreational vessels.	Harbor Master, Harbor Committee	Ongoing
	Engage in strict enforcement of the Shoreland Zoning Ordinance.	CEO	Ongoing
	Review and update ordinances to ensure water quality in marine watersheds is protected through standards that account for stormwater runoff, the extent of impervious surfaces, and other nonpoint sources of pollution.	Planning Board	Within 3-5 years of plan approval - Ongoing
	Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.	Harbor Master and Committee	Ongoing
Protect harbors from incompatible development.	Review relevant ordinances to ensure sufficient protection	Planning Board	Ongoing
Prevent water-dependent uses from being converted to residential use.	Review relevant ordinances to ensure sufficient protection	Planning Board	Ongoing
Maintain and, where possible, improve harbor facilities.	Identify needs for additional or improved recreational and commercial access, including parking, boat launches, fishing piers, and swimming access.	Harbor Committee, Harbor Master	Ongoing
	Support and implement local and harbor management plans.	Harbor Committee, Harbor Master	Ongoing
	Provide sufficient funding for and staffing of the harbormaster.	Select Board, Town Manager	

Protect and improve public access to marine resources.	Maintain up-to-date maps and records of shore access points; work with local land trusts to expand the number of access points. Continue to make landowners aware of Town's willingness to enter into agreements with landowners to reduce the burden of managing shore access for shellfish harvesters.	Shellfish Warden, Shellfish Committee, Harbor Committee	Ongoing
	Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.	Town Manager, Harbor Committee	Ongoing
Make waterfront infrastructure more climate resilient	Identify areas vulnerable to sea level rise and storm damage; seek external funding support for design work and construction to improve resilience	Coastal Resilience Committee and Harbor Master	Ongoing

7 Goals, Objectives, and Strategies

GOAL: Protect Gouldsboro's current and future drinking water resources, educate residents about the importance of well water monitoring, protect and improve the quality of Gouldsboro's surface waters.			
Objective	Strategy	Responsible Party(ies)	Timeline
Groundwater Protection	Review and, as necessary, adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: • Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). • Maine Department of Environmental Protection's allocations for allowable phosphorus levels in lake/pond watersheds. • Maine Pollution Discharge Elimination System Stormwater Program.	Planning Board	Immediate, ongoing
	Consider amending local land use ordinances, as applicable, to incorporate low-impact development standards.	Planning Board	Immediate, Ongoing
Surface Water Protection	Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	Planning Board	Immediate, Ongoing
	Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	Town Manager, CEO, Planning Board	Ongoing
Pollution Source Management	Ensure Town ordinances include adequate provisions to manage point and nonpoint pollution of surface waters.	Planning Board, CEO	Immediate, ongoing
Encourage landowners to protect water quality	Provide local contact information at the municipal office and on the Town website for water quality best management practices.	Town Manager	Immediate, ongoing
Protect the habitat in sensitive streams and ponds delineated by the MDEP.	Work with land trusts, property owners, and Acadia National Park to maintain and, if necessary, create a resource protection buffer around habitats delineated by MDEP.	Select Board, Planning Board, HCPC	Ongoing
	Provide information about protecting Jones Pond from aquatic invasive species at the boat launch.	Town Manager, CEO	Immediate, ongoing

Ensure that all residents have access to information about groundwater quality monitoring.	Use the town website to provide links to Maine CDC information about water testing for private wells and wellhead protection.	Town Manager	Within a year of plan adoption
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10 Goals, Objectives, and Strategies

GOAL: Protect Gouldsboro's natural resources, including critical habitats and scenic views.			
Objective	Strategy	Responsible Party (ies)	Timeline
Conserve critical natural resources	Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Planning Board	Ongoing
	Work with partners (e.g., Local land trusts) to engage landowners who own critical resources in pursuing conservation options.	Select Board, Planning Board	Ongoing
	Participate in regional planning and management efforts to conserve important shared natural resources (e.g., John Small Cove, Joy Bay)	Select Board, Town Manager, Planning Board	Ongoing
	Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board	Ongoing
	Through local land use ordinances, require the planning board to include consideration of pertinent Beginning with Habitat maps and information about critical natural resources as part of its review process.	Planning Board	Ongoing
Anticipate resource threats.	Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Planning Board	Within 3-5 years, Ongoing
Encourage conservation easements in places with critical habitats and natural resources.	Pursue public/private partnerships to protect critically important resources through the purchase of land or easements from willing sellers and by other means.	Planning Board, HCPC, MCHT, FBC	Ongoing
	Distribute or make available information to those living in or near critically important natural resources about current use tax programs and applicable local, state, or federal regulations.	Planning Board, Town Manager	Ongoing
Address regional issues and threats	Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critically important natural resources.	Planning Board	Ongoing

13 Goals, Objectives, and Strategies

GOAL: Preserve lands suitable for agricultural and forestry uses and promote increased local agricultural activity			
Objective	Strategy	Responsible Party(ies)	Timeline
Revise land use ordinances to support farm and forest preservation.	Research similar towns and their approaches to find appropriate models for Gouldsboro.	Planning Board	Immediate and ongoing
	Consider possible development scenarios that might displace agricultural lands and explore changes to Land Use, Subdivision, and Site Plan Review ordinances that would provide the Town with more management options in such scenarios	Planning Board	Over the next five years
	Consider amending ordinances to require commercial or subdivision developments adjacent to lands protected by agricultural tax exemptions to maintain areas with farmland soils or forests as open space to the greatest extent practicable.	Planning Board	Over the next five years
Safeguard lands with prime farmland soils and large parcels with high-quality forestland.	Consult with Soil and Water Conservation District staff when developing any land-use regulations related to agricultural management practices.	Planning Board	Ongoing
	Consult with the Maine Forest Service district forester when developing any land use regulations related to forest management practices as required by 12 M.R.S.A. §8869.	Planning Board	Ongoing
	Encourage landowners to use current-use tax programs.	Town Manager, CEO	Ongoing
Support and protect the local agriculture and forestry businesses in Gouldsboro	Ensure “right to farm” and “right to harvest timber” policies are in place to limit nuisance complaints by existing potential development.	Planning Board	Ongoing
	Continue to permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations	Planning Board	Ongoing
	Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	Planning Board	Ongoing

further ahead, they recommend that communities prepare for an intermediate SLR scenario of 1.5 feet by 2070 and 3.9 feet by 2120.

5 Goals, Objectives, and Strategies

GOAL: Protect life safety and critically important infrastructure by planning and implementing climate adaptations that keep pace with or exceed the rate of climate change.			
Objective	Strategy	Responsible Party (ies)	Timeline
Make travel to Crowley Island less vulnerable to sea level rise and storm-related interruptions.	Using funds from FEMA, rebuild the causeway to Crowley Island, replacing the road base and elevating the road approximately 2 feet in the central area across the causeway.	Emergency Plan Coordinator, Town Manager, Road Commissioner	2026
Make travel across the Corea/Francis Pound/Cranberry Point Road junction less vulnerable to interruption by sea level rise and storms.	Seek funding for final design and construction.	Coastal Resilience Committee (CRC), Road Commissioner, Town Manager	2026 - 2027
Address the Corea Road vulnerability at Sand Cove.	Seek funding for a study to gather information about the hydrology and geography of the this are that will assist in exploring resilience options. Continue communication with Maine DOT.	CRC	Ongoing
Explore implementing climate adaptation ideas for harbor infrastructure emerging from the 2025 harbor stakeholder meetings.	Seek funding for next-stage design and feasibility studies. Depending on feasibility outcomes, seek funding for design, permitting, and construction.	CRC, Harbor Master, Harbor Committee	2026 - 2027
Keep the vulnerability assessment and action plan up to date.	Review and update the plan every five years or more frequently as needed.	CRC	Ongoing, starting in 2027 or sooner.

Ensure that relevant ordinances reflect climate vulnerabilities and adaptation plans.	Strengthen coordination between the Planning Board and the Climate Resilience Committee. Involve CRC when the Planning Board revises Land Use, Subdivision, Site Plan, and Shoreland Zoning ordinances.	Planning Board, CRC	Ongoing
Ensure that the town's Capital Improvement Plan reflects future climate adaptation investments and includes a sufficient reserve to match funding opportunities as they emerge.	CRC participation in the Capital Improvement Plan and budgeting process.	Town Manager, CRC, Budget Committee	Ongoing

9 Goals, Objectives, and Strategies

GOAL: Support the types, scales and intensities of land uses described in the Plan's <u>vision statement</u> by retaining Gouldsboro's rural, small-town character and quality of life while addressing workforce housing needs without placing an undue burden on taxpayers.			
Objective	Strategy	Responsible Party(ies)	Timeline
Implement the Land Use Plan	Assign responsibility for implementing the Future Land Use Plan to the appropriate board and officials.	Planning Board, Town Manager	Ongoing
	Include anticipated municipal capital investments needed to support proposed land uses in the Capital Improvement Plan.	Town Manager, Budget Committee	Ongoing
	Periodically (at least every five years), evaluate the implementation of the plan.	Planning Board	Ongoing
	Ensure fair and efficient permitting procedures for residential and commercial proposals. Explore streamlining permitting procedures in growth areas.	Planning Board, CEO	Ongoing
Ensure that local ordinances are consistent with the Land Use plan	Review existing Land Use, Subdivision, Site Plan, and other ordinances for consistency with the Plan.	Planning Board	Ongoing
Proactively preserve open space and natural resources in rural districts	Amend the subdivision ordinance to require subdivisions in Rural Districts to preserve open space and natural resources by designing for cluster development. For example, an average density of five acres per unit with individual lot sizes as small as one acre	Planning Board	In the next 3 years
Proactively preserve working waterfront	Amend ordinances as necessary to ensure that working waterfront area are not converted to residential use.	Planning Board	Ongoing
Support workforce housing development in Residential Growth districts.	Direct at least 75% of new municipal growth-related capital investments (including grants and other support) into Residential Growth Districts identified in the Future Land Use Plan.	Select Board, Planning Board	Ongoing
Expand Residential Growth districts as necessary to meet workforce housing needs.	Identify additional areas in Town that have soil characteristics and other qualities suitable for denser housing. Modify the land use map to include those areas.	Select Board, Planning Board	2026 and Ongoing

Keep abreast of land-use trends, challenges, and development opportunities at the Town and regional levels.	Track new development in the community by type and location.	Planning Board	Ongoing
	Revise the building permit application form to improve development tracking capabilities.	CEO, HCPC	2026-2027
	Update digitized parcel maps based on the Maine GeoLibrary standards. Create a plan to ensure parcel maps are regularly updated.	Planning Board, HCPC	2026-2027
Ensure uniform land use enforcement consistent with State regulations	Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Town Manager, Select Board	Ongoing
Protect the rural character and historic land use patterns of Gouldsboro	Review ordinances to ensure that they provide the tools needed to achieve this objective.	Planning Board	Ongoing
Participate in regional collaboration	Meet with neighboring communities and regional agencies to coordinate land use designations and regulatory and non-regulatory strategies.	Planning Board	Ongoing



Brianna Mitchell <bmittchell@gouldsborotown.com>

Fwd: Rec Center question

1 message

Rachel Hanna <rhanna@gouldsborotown.com>
To: Brianna Mitchell <bmittchell@gouldsborotown.com>

Thu, Jul 16, 2026 at 3:34 PM

I know this usually gets brought to the board!

-Rach



----- Forwarded message -----

From: **Deirdre McArdle** <dmcardle@gouldsborotown.com>
Date: Thu, Jul 16, 2026 at 3:22 PM
Subject: Rec Center question
To: Rachel Hanna <rhanna@gouldsborotown.com>

Hi Rachel

I hope that you are feeling better.

Would it be possible for the Winter Harbor Music Festival to rehearse at the Rec Ctr ?

- August 1st, and 2nd 9 am-9pm,
- 3rd and 4th 9-5
- 5th from 9am to 9pm
- 6th through the 9th, 9am to 5pm?

Thanks very much!
Deirdre

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Deirdre McArdle
Town of Gouldsboro, Planning Board Chair
Phone: (207) 963-5589
Fax: (207) 963-2986

TOWN OF GOULDSBORO SECURITY CAMERA SYSTEM POLICY

The Town of Gouldsboro (the “Town”) adopts this Security Camera System Policy (the “Policy”) to govern the use of security cameras on Town property, to enhance safety and security while ensuring conformity with state and federal laws, and to respect the reasonable expectation of privacy held by members of the public, staff, contractors, and volunteers.

I. Purpose

The Town utilizes security camera systems to protect and ensure the health and safety of members of the public, Town employees, and Town property; to deter criminal activity and vandalism; to assist in investigations of incidents occurring on Town property; and to support the safe and efficient operation of municipal facilities. Such security camera systems are defined to include the cameras themselves, as well as all wiring, hardware, and software components that allow the Town to collect and analyze data retained by those cameras. All such security camera systems maintained by the Town are referred to collectively in this Policy as the “Security Camera Systems.”

Among other things, the Security Camera Systems are not intended or used for routine employee supervision, performance evaluation, or monitoring of lawful activities unrelated to security, safety, or operational concerns.

II. Authorized Uses

- A. All Security Camera System footage shall include an accurate running date and time stamp.
- B. Security Camera Systems may only be used to:
 - a. Investigate criminal activity, suspected criminal activity, or public safety incidents;
 - b. Investigate damage to Town property, including but not limited to investigations of theft, vandalism, trespassing, or unauthorized use of Town facilities;
 - c. Investigate or verify incidents involving employees, contractors, or volunteers;
 - d. Investigate or verify conditions or incidents relating to public safety concerns;

- e. Monitor municipal facilities during emergencies relating to severe weather events, public safety events, or other operational disruptions;
- f. Review incidents that may result in insurance claims, legal claims, workers' compensation claims, or other liability matters;
- g. Provide footage to the Town's Police Department for processing as part of an investigation consistent with the law and the Police Department's processes;
- h. Investigate, verify, monitor, or review incidents or events for a legitimate governmental purpose, as authorized by the Town Manager and documented in accordance with this Policy.

III. Prohibited Uses

Security Camera Systems shall not be operated to:

- A. Capture footage beyond lobbies, hallways, entrances to municipal buildings, offices, and other public access areas to Town property;
- B. Capture footage or conduct surveillance of any area where patrons, employees, contractors, or volunteers have a reasonable expectation of privacy (for example: restrooms, changing rooms, etc.);
- C. Capture or record audio. Cameras that are equipped with audio recording capability shall have said capability disabled;
- D. Allow or enable the cameras or security system to use facial surveillance technology to identify or verify a person's identity or capture information about that individual based on the physical characteristics of that individual's face. Any camera or system that has facial surveillance technology capability must have the feature disabled and it must remain disabled and unutilized unless prior legal consultation is sought or the footage is relayed to the Town Police Department for processing in accordance with the law and department policy;
- E. Capture footage of an employee's typical work environment (beyond movement in public transitional areas such as lobbies and hallways) unless the Town first provides employees notice of such surveillance and, as required, discusses the surveillance as a

topic of collective bargaining with public sector unions;

F. Monitor employees for routine personnel management or performance evaluation;

G. Conduct surveillance unrelated to Town operations, security, safety, or investigations.

IV. Data Retention

- A. Footage collected by a Security Camera System shall be securely stored and maintained by the Town until the Town can determine that no security incident has occurred. If, within [REDACTED] weeks, no such security incident is believed to have occurred, the recording may be destroyed in accordance with the Maine State Archives' Record Retention Schedule. 29 255 C.M.R. ch. 1, § 10(B)-(C); Maine State Archives Schedule, § A, LG1.33, as may be amended from time to time.
- B. If a security incident is believed to have occurred, any relevant recordings shall be retained by the Town until the incident or investigation is fully resolved.

V. Notice to Public

The Town shall ensure that signs indicating the use of Security Camera Systems are conspicuously posted at or near the entrances of Town facilities where said systems are being used.

VI. Authorized Users

- A. Access to live camera feeds, recorded footage, system administration functions, and user credentials shall be limited to the following positions:
- Town Manager;
 - Town Clerk;
 - Chief of Police; and
 - Superintendent of Infrastructure.
- B. No other employee, elected official, volunteer, contractor, or member of the public may access live camera feeds unless specifically authorized in writing by the Town Manager for a legitimate Town purpose. The Town Manager may temporarily authorize additional users when necessary.

VII. Access Log

- A. The Town Manager shall ensure that a Security Camera System's access log is completely and accurately maintained. The access log shall contain the following information:

- Date and time of access;
 - Name of user;
 - Reason for access;
 - Location of camera(s) reviewed; and
 - Whether footage was copied, downloaded, or shared.
- B. Access log entries shall be retained for a minimum of three years. Access log entries may be retained for a longer period if they are relevant to an investigation, claim, litigation hold, or official proceeding that is not yet fully resolved.
- C. The Town Manager shall periodically review access logs and system permissions to ensure compliance with this Policy. At least annually, the Town Manager shall verify the following to ensure compliance with this Policy:
- Current authorized users;
 - Appropriate user permissions; and
 - Compliance with logging requirements.

VIII. Release of Footage

- A. All information created by Security Camera systems shall be maintained in accordance with applicable law and this Policy. Requests for recordings shall be processed through the Town Manager or Town Clerk in accordance with Maine's Freedom of Access Act and any applicable exemptions, including but not limited to law enforcement, security, privacy, personnel, and investigative records exemptions. The Town Attorney shall be consulted prior to the release of any such requested information.
- B. No employee may independently release footage to any person or organization.

IX. Violations

Any unauthorized access, use, disclosure, copying, alteration, deletion, or distribution of video recordings inconsistent with this Policy may result in disciplinary action, termination of employment, referral to law enforcement, civil liability, or other remedies permitted by law.

X. Administration

The Town Manager shall be responsible for the administration and enforcement of this Policy and may establish administrative procedures consistent with its provisions.

This Policy was duly adopted by the Select Board of the Town of Gouldsboro, Maine on August 13, 2026, and shall take effect immediately upon adoption. This Policy shall remain in effect until otherwise amended or repealed in the same manner in which it was adopted.

Robert Harmon, *Chair*

Danny Mitchell, Jr., *Vice Chair*

Peter McKenzie

Johnathan Renwick

Jacqueline Weaver

To: Gouldsboro Select Board
From: Brianna Mitchell, Allie Kaehrle, Josh McIntyre
Date: July 30, 2026
Re: Recommendation to Award Contract for New Town Website
and Citizen Engagement Platform

Recommendation

We recommend that the Select Board authorize the Town Manager to enter into a **three-year agreement with TownCloud** for implementation of the Town's new website, agenda management system, and public notification ("Broadcast") platform at a total prepaid cost of **\$10,323**.

Background

In December 2025, staff began evaluating vendors to replace the Town's aging website and improve online communication with residents. Over the following several months, we conducted demonstrations with numerous vendors and narrowed the field to two finalists. After evaluating functionality, ease of administration, implementation, customer support, long-term costs, and feedback from current municipal customers, staff believes TownCloud offers the best overall value for the Town. The platform combines a modern municipal website with integrated agenda management and public notification tools in a single system, providing a simpler administrative workflow while improving transparency and communication with residents.

Due Diligence

Staff conducted an extensive evaluation process over approximately eight months, beginning in December 2025. Multiple website vendors demonstrated their products before the field was narrowed to two finalists. Throughout the process, staff evaluated functionality, ease of administration, implementation timelines, customer support, long-term costs, and overall value. As part of the evaluation, staff also contacted municipal references currently using TownCloud, including representatives from the **Town of Hartford, Maine, Town of Raymond, Maine, and Town of Pittston, Maine**. Those conversations were consistently positive. References cited TownCloud's:

- Outstanding customer service and responsiveness;
- User-friendly administrative interface requiring minimal training;
- Ability for staff to quickly update website content;
- Fast implementation process; and
- Willingness to work collaboratively with municipalities to customize features as needs evolve.

The Hartford Selectman specifically recommended reviewing the Town of Whitefield, New Hampshire website as an example of a well-designed TownCloud implementation. Staff also reviewed several additional municipal websites built on the TownCloud platform. While each community has customized its site to meet local needs, these examples demonstrate the flexibility and quality of the platform.

Examples for Board review:

- Hartford, Maine – <https://www.townofhartfordmaine.com/>
- Whitefield, New Hampshire – <https://www.whitefieldnh.gov/>
- Paris, Maine – <https://www.parismaine.org/>
- Bethel, Maine – <https://bethelmaine.org/>
- Raymond, Maine – <https://www.raymondmaine.gov/>
- New Hartford, Iowa – <https://www.newhartfordia.org/>

Financial Considerations

The FY 2026-2027 budget includes **\$14,000** for website implementation and related costs. TownCloud provided both one-year and three-year pricing. The three-year proposal totals **\$10,323**, which includes:

- Website
- Agenda Management
- Broadcast notification system
- Waived implementation fee
- A 25% discount on subscription costs for all three products
- Assistance creating online permit and transfer station forms using Google Forms and JotForms

Although the three-year option requires payment of future subscription costs upfront, it provides several advantages:

- Locks in pricing for three years.
- Eliminates anticipated website subscription costs during the next two budget cycles.
- Takes advantage of discounted pricing that exceeds the value of simply renewing annually.
- Allows future operating budgets to absorb fewer recurring technology expenses.

Because sufficient funds were appropriated in the current fiscal year, staff believes it is fiscally prudent to utilize available funding now rather than incur higher subscription costs over the next several years.

Transfer Station Online Sales

TownCloud also submitted a separate proposal to develop an online Transfer Station Portal for approximately **\$8,000**. The application would allow residents to purchase transfer station passes, contractor loads, tires, and other approved fee items online rather than only in person at the Town Office.

While staff supports expanding online services, we **do not recommend** adding this project at this time. The Town can instead begin by offering lower-cost online purchasing options using the forms and payment capabilities already included with the TownCloud implementation. This provides residents with improved convenience immediately while allowing us to evaluate demand before investing in a fully customized application. If usage warrants additional functionality, the Town may pursue the dedicated Transfer Station Portal in a future budget year.

Requested Action

Motion: *Move to authorize the Town Manager to execute a three-year agreement with TownCloud, Inc. for the Town website, Agenda Management, and Broadcast platforms in the amount of \$10,323, with funding to come from the FY 2026-2027 website appropriation.*

Engage Suite

The Future of Citizen Engagement

Connect, Communicate, and Manage with Ease

TownCloud's Engage Suite is a game-changer in citizen engagement. Our fully integrated tools make connecting with your constituents a breeze. With nationally recognized apps like Agenda, Website, 311, and Broadcast, you can create and disseminate information with exceptional value. Elected officials, the public, and local media will appreciate the transparency and simplicity that TownCloud provides.

Our Agenda app automates meeting management, making it simple and fast. The Website app serves as a single point of contact with your community. And with 311, you can streamline and automate citizen requests while enhancing outbound communication with Broadcast. Revolutionize how you interact with residents, making it easier than ever to report issues, request services, and stay informed. Build a more connected, responsive community with TownCloud Engage.



sales@towncloud.com • (844) 242-4222 • towncloud.com

Connect Seamlessly

Easy, one-click processes to engage every community member.

Comprehensive Tools: Manage agendas, websites, and citizen requests all in one place.

FEATURE:

Discover how TownCloud Engage redefines citizen engagement with a suite of tools designed for maximum efficiency and transparency.

» Agenda Management

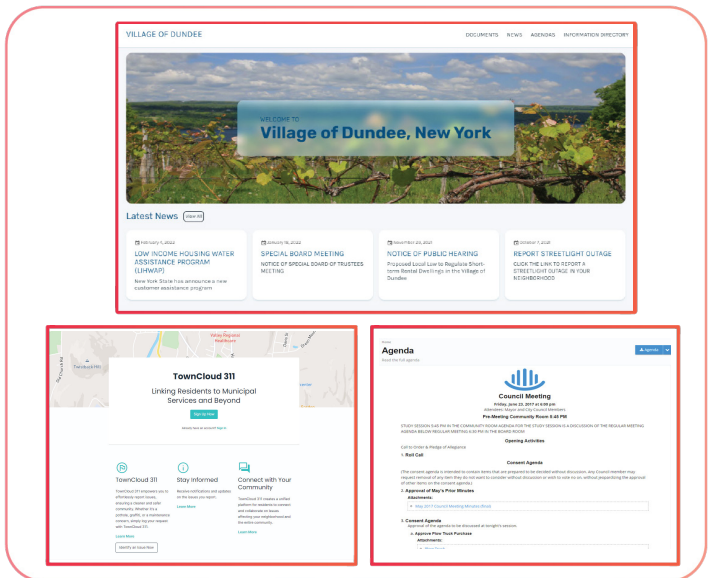
- » Streamlined meeting management with automated processes.
- » 1-Click Packet Generation
- » A single point of contact providing digital and print content to stakeholders.

» Website

- » Beautiful, modern, responsive design
- » Most user-friendly CMS in Govtech
- » Update content and post news in seconds
- » Fully integrated with all TownCloud apps

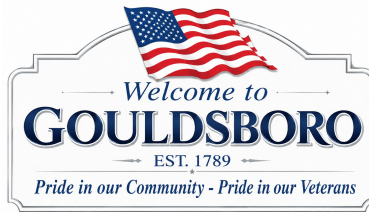
» 311 & Broadcast

- » Advanced request management with features like automated location and image capture and notifications, configurable request types, and simplified reporting.
- » Keep your community informed and engaged with real-time alerts via email and text.



BENEFITS:

- » Enhances transparency and simplicity for constituents and officials.
- » Facilitates a single-click management process that saves time and improves accessibility.
- » Empowers communities, even the smallest ones, with tools previously only available to larger cities.



Gouldsboro Transfer Station Online Purchases

Enter your resident details, select your optional items, and complete your purchase to receive proof for the attendant.

Sticker Required

You must already have an annual Transfer Station sticker (\$1 at the Town Office) on your vehicle windshield. Purchases and fees purchased here cannot be used without one. Stickers are not sold online.

Resident Information

Full Name *

First Name

Last Name

Sticker Number *

Email Address *

example@example.com

Select Your Purchases☐ **Day Pass (1 punch)** **\$5.00**

Good for one trip.

Quantity ▾☐ **Punch 5-Pack** **\$25.00**

Five trips. Same as the paper punch card.

Quantity ▾☐ **Tire, no rim** **\$5.00**Quantity ▾☐ **Tire, with rim** **\$10.00**Quantity ▾☐ **Truck tire, no rim** **\$20.00**Quantity ▾☐ **Truck tire, with rim** **\$40.00**

Quantity

1 ▾

☐ **Propane tank** **\$10.00**

Quantity

1 ▾

☐ **Freon unit** **\$20.00**

Refrigerators, AC units, dehumidifiers.

Quantity

1 ▾

☐ **Construction debris** **\$60.00**

Per pickup or small trailer load.

Quantity

1 ▾

☐ **Clean wood / scrap metal** **\$40.00**

Per pickup or small trailer load.

Quantity

1 ▾

Total **\$0.00**

Your purchase is added to your Town of Gouldsboro record. Show your confirmation email (with its order number) to the attendant at the station. Copies cannot be reused. The attendant checks your record.

Complete Purchase

Town of Gouldsboro

Transfer Station Purchase Receipt

Dear Jane Doe,

Thank you for your purchase with the Town of Gouldsboro. This email is your proof of purchase.

Order / Pass number

6610641366425334598

Sticker Number: 773478

Your order and total:

Day Pass (1 punch)

5.00 USD

Quantity: 1

Propane tank

10.00 USD

Quantity: 1

Total:

\$15.00

Show this email to the attendant at the station. Your purchase is recorded with the Town of Gouldsboro.



town manager <town.manager@gouldsborotown.com>

Re: Gouldsboro Transfer Station Online Purchases - Jane Doe
1 message

Jotform <noreply@jotform.com> Tue, Jul 28, 2026 at 12:09 PM
Reply-To: akaehrle@gouldsborotown.com
To: town.manager@gouldsborotown.com, akaehrle@gouldsborotown.com, bmittchell@gouldsborotown.com, chaywood@towncloud.com



Gouldsboro Transfer Station Online Purchases

Full Name	Jane Doe	
Sticker Number	773478	
Email Address	akaehrle@gouldsborotown.com	
Select Your Purchases	Day Pass (1 punch)	5.00 USD
	Quantity: 1	
	Propane tank	10.00 USD
	Quantity: 1	
Total:		\$15.00

Town of Gouldsboro
Resolution Establishing the Gouldsboro Education Finance Advisory Committee

Purpose

The Town of Gouldsboro is a member municipality of Regional School Unit No. 24 (RSU 24). Under Maine law, the governance of RSU 24, including development and adoption of the annual school budget, is the responsibility of the RSU Board of Directors. Final approval of the annual budget rests with the voters of the member municipalities through the RSU budget validation referendum.

The Select Board recognizes that education expenditures represent the largest single component of the annual property tax burden and that many residents have expressed interest in better understanding current and future school costs. While the Select Board has no authority to establish, amend, or direct the RSU budget, it believes informed public participation and communication are beneficial.

Accordingly, the Select Board hereby establishes the Gouldsboro Education Finance Advisory Committee.

1. Establishment

The Gouldsboro Education Finance Advisory Committee ("Committee") is established as an advisory committee to the Gouldsboro Select Board. The Committee shall serve solely in an advisory capacity and shall possess no legislative, administrative, financial, or policymaking authority.

2. Mission

The mission of the Committee is to:

- Increase public understanding of the RSU 24 budget process.
- Review annual education expenditures and long-term financial trends.
- Examine factors affecting Gouldsboro's annual RSU assessment.
- Gather publicly available financial and operational information regarding RSU 24.
- Identify opportunities, if any, for increased efficiency or cost containment.
- Serve as a communication resource between interested citizens and the Select Board.
- Provide reports and recommendations to the Select Board for its consideration.

3. Scope

The Committee may:

- Review publicly available RSU budgets, financial reports, audits, enrollment data, and other relevant information.

- Attend RSU Board meetings, budget workshops, and public hearings.
- Invite RSU officials or other knowledgeable individuals to provide information.
- Compare educational spending trends with other districts when appropriate.
- Prepare written reports and recommendations.

The Committee shall not:

- Speak or negotiate on behalf of the Town unless specifically authorized by the Select Board.
- Direct or supervise RSU employees or officials.
- Request confidential or non-public records.
- Commit Town funds or obligate the Town in any manner.

4. Membership

The Committee shall consist of five (5) to seven (7) members appointed by the Select Board. Appointments should, when practicable, reflect a diversity of perspectives and experience, including residents with backgrounds or interests in:

- Finance or accounting
- Education
- Municipal government
- Business
- General citizen representation

Members shall serve at the pleasure of the Select Board.

The Select Board may remove members and fill vacancies at any time.

5. Organization

The Committee shall elect a Chair annually.

The Committee may establish its own meeting schedule.

Meetings shall comply with applicable provisions of Maine's Freedom of Access Act.

Town staff may provide reasonable administrative assistance as available, but the Committee shall otherwise function independently.

6. Reports

The Committee shall periodically report its findings to the Select Board.

The Committee should, whenever practical, prepare an annual report summarizing:

- Major findings;
- Budget trends;
- Significant issues affecting Gouldsboro taxpayers;
- Recommendations for future consideration.

The Committee's recommendations are advisory only and shall not constitute Town policy unless adopted by the Select Board.

7. Relationship to RSU 24

Nothing in this Resolution shall be construed as granting the Committee authority over RSU 24, its Board of Directors, its administration, or its budget process.

The Committee recognizes that the governance of RSU 24 is established by Maine law and that any recommendations concerning educational funding or governance may require action by the RSU Board, the Legislature, or the voters of the member municipalities.

8. Sunset Review

The Select Board shall review the continued need for the Committee no later than three (3) years following its establishment and may continue, amend, or dissolve the Committee at any time.

Effective Date

This Resolution shall become effective immediately upon adoption by the Gouldsboro Select Board.

Adopted by the Gouldsboro Select Board this ____ day of _____, 2026.

Chair, Gouldsboro Select Board

Attest:

Town Clerk



town manager <town.manager@gouldsborotown.com>

Follow-up from July SALT Meeting Last Night

1 message

Olivia Jolley <ojolley@hcpcme.org> Wed, Jul 15, 2026 at 12:07 PM
To: Bob Harmon <bharmon@gouldsborotown.com>, Josh McIntyre <town.manager@gouldsborotown.com>, Katharine Wellman <kfwellman8@gmail.com>, Tom Bailey <oddlyenough44@yahoo.com>, Ray Weintraub <townmanager@sullivanmaine.org>, Sara Liscomb <townmanager@winterharborme.org>, Misti Sargent <deputyclerk@winterharborme.org>, Bob DeForrest <bdeforrest@mcht.org>

Hi all,

Thank you to those who were able to attend last night's SALT meeting! Here are the meeting minutes: https://docs.google.com/document/d/1vjZ5k_enRFFt2H7DoJXbmMzh7Lm4Tu7VhRVPdBcQI98/edit?usp=sharing

And here are the links for Round 2 of Technical Assistance funds from the state to help towns update their ordinances to comply with LD 2173 and LD 1829. The deadline to apply and receive up to \$10,000 in funding is July 31st. Please shoot Greg an email if you have any further questions on these funds:

- Here is the link to the description on MaineHousing's Website:

[Financial Assistance | Maine Office of Community Affairs](#)

- Here is the link to the submittable portal where you apply:

[Maine Office of Community Affairs Submission Manager](#)

TASKS FOR AUGUST'S MEETING:

- I will pull together profiles on the 3 identified regional housing trusts
- SALT members should begin to brainstorm folks in their communities that would be good or interested in being part of the creation of a regional housing trust
- I've reached out to MMA for A Day folks and hope to have a meeting with them soon to discuss what they can offer the Schoodic towns through such an event. I hope to meet with them prior to our August meeting so we can potentially have a more in-depth planning conversation with them present at our August or September meeting to have adequate time to publicize the event with an agenda, all details, etc

In addition to tasks determined at last night's meeting, I am beginning to put together a SALT webpage on the HCPC website. I will provide a status update at next month's meeting. The page will not be live/accessible by the public prior to SALT member feedback and approval.

Please reach out if you have any questions, comments, or concerns. I'm looking forward to continuing to work with this group!

Best,
Olivia

--

Olivia Jolley (she/her)

Regional Planner



HANCOCK COUNTY PLANNING COMMISSION

- (207) 667-7131
- www.hpcme.org
- PO Box 1703, Ellsworth, ME 04605
- Office: 66 Main St, Ste 303, Ellsworth
- [Subscribe to HCPC newsletters](#)
- Join us for monthly for [Hancock Talks](#)

Schoodic Area League of Towns
July 2026 Monthly Meeting
Location: Winter Harbor Town Office
Time: 4-5 PM

Agenda

1. Updates from member municipalities
2. HCPC updates
3. Faciliation Kick-Off
4. Determine topics of interest for next 3-5 SALT meetings
5. New Business

Minutes

1. HCPC updates

- a. New Staff
 - i. Emily Duseau, GIS Specialist
 - ii. Sarah Bassett, Maine Service Fellow
 - iii. Christopher Houdeshell, ShoreCorps Fellow
- b. HOP Municipal Ordinance Development Grants Round 2
 - i. [Maine Office of Community Affairs Submission Manager](#)
 - ii. Apply by July 31st
 - iii. Up to \$10,000 to revise ordinances to comply with LD 2173 & LD 1829's housing density requirements
 - iv. Awards made on a rolling basis
- c. Schoodic HOP
 - i. Parcel Feasibility initial results - acreage suitable for housing at both Sullivan & Gouldsboro sites
 1. Gouldsboro site - MCHT owned
 2. Sullivan site - town-owned
 - a. Through this process, Sullivan found out that the parcel was actually much larger than they initially thought
 3. Winter Harbor, Mill Stream Heights has a lot more land, interest in workforce housing, thinking of adding 18+ units, Town in the know but not directly involved, run by LRG Realty
 - ii. Nesterly/ADU through Schoodic HOP
 1. Not a lot of interest in Gouldsboro or Winter Harbor to do anything
 2. More important housing issues/solutions to focus on
 - a. Getting small-scale or community-suitable scale developers up to the area
 - b. Home ownership also really important
 - c. Land in tree growth suitable for housing development
 - d. Is the Maine ADU wizard state-wide or Southern Maine focused?

3. Winter Harbor, need comp plan to pass before some housing projects can move forward
 4. Sullivan, people interested in ADUs would likely do AirBNB
 5. Sorrento, year-round housing stock is becoming seasonal
 - iii. Re-valuations
 1. Winter Harbor is in the middle of a re-valuation (last one was in 2008)
 2. Gouldsboro also doing a re-valuation
 3. Sorrento did recently but their mil rate is significantly lower
 - iv. Winter Harbor, 9-10 houses on the market but none are moving
 1. Some are actually under \$500,000
 - v. OJ, are folks involved in the Island Institute Coastal and Island Housing Coalition?
 1. None are aware or involved
2. Determine topics of interest for next 3-5 SALT meetings
- d. Municipal Wastehub?
 - i. Not interested in having someone come and talk about that, get emails when there are updates
 - e. BEAD/Maine Connectivity Authority?
 - i. Not interested in using SALT time for in-depth conversation
 - f. Chip from Readfield (CEO)
 - i. Not interested anymore, Gouldsboro and Sullivan have looked into software but so expensive, may end up going with Google Forms
 - g. Interests?
 - i. Setting up a regional housing trust
 - ii. EMS
 1. MMA for a day will be venue for larger conversation with more towns
 2. OJ will reach out to their staff about more details on topics
 3. Sullivan has a meeting with Northern Light on Monday
 4. All, EMS is expensive but necessary
3. Before Next Meeting:
- a. Olivia creates profiles on regional housing trusts (Deer Isle, MDI, CIRT) focused on Board Member Composition, set-up of the entity, projects, funding sources
 - b. SALT members will brainstorm potential board members, entities, etc that should be or would be interested in being involved in a regional housing trust



Town of Gouldsboro Facilities Advisory Board

Preliminary Status and Recommendations

5 August 2026

Meet the FAB (Facilities Advisory Board)

Tasked by the Select Board, the purpose of the FAB is to evaluate the Town's current and anticipated municipal office space needs and to provide the Select Board with clear, actionable recommendations regarding the most prudent long-term approach to addressing those needs. Report due in July 2026.

Members: Mark Altvater - Chair, Brianna Mitchell, Mike Connors, Paul Shoemaker, Phil Tiffany, Roy Chandler, Al Dimarco.

Actions to date:

1. Listing created of deficiencies needing correction from Town Office stakeholders.
2. Listing generated of options for building new / retrofit of existing structures.
3. Contract let by the Town for Town Hall electrical and heating systems evaluation – Complete.
4. Comprehensive list made of existing Town owned properties for expansion / sale recommendations.
5. Local properties reviewed for expansion / Annex
6. Assessment of the above options need refinement.



Needed Maintenance on Existing Building

Criterion Engineers completed a Heating and Electrical Systems Evaluation inspection on June 4, 2026

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
6.1 MECHANICAL																		
Replace Oil-fired boiler	25	16	9	1	EA	\$12,000.00	\$12,000	100%									\$12,000	
Replace circulating pump	15	10	5	5	EA	\$450.00	\$2,250	200%					\$2,250					
Repalce Truck Bay Fan unit heaters	25	20	5	2	EA	\$4,000.00	\$8,000	100%					\$8,000					
6.2 ELECTRICAL																		
Replace Propane Generator and transfer switches	25	2	23	1	EA	\$25,000.00	\$25,000	100%										
Electrical circuit review and panel labeling		0	1	1	Allow	\$2,000.00	\$2,000	100%	\$2,000									
Infrared scan of major system components	5	5	0	1	Allow	\$2,500.00	\$2,500	400%					\$2,500					\$2,500
Total (Uninflated)									\$2,000	\$0	\$0	\$0	\$12,750	\$0	\$0	\$0	\$12,000	\$2,500
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305
Total (inflated)									\$2,000	\$0	\$0	\$0	\$14,350	\$0	\$0	\$0	\$15,201	\$3,262

The twenty-year projected capital budgets is \$61,500 in current dollars

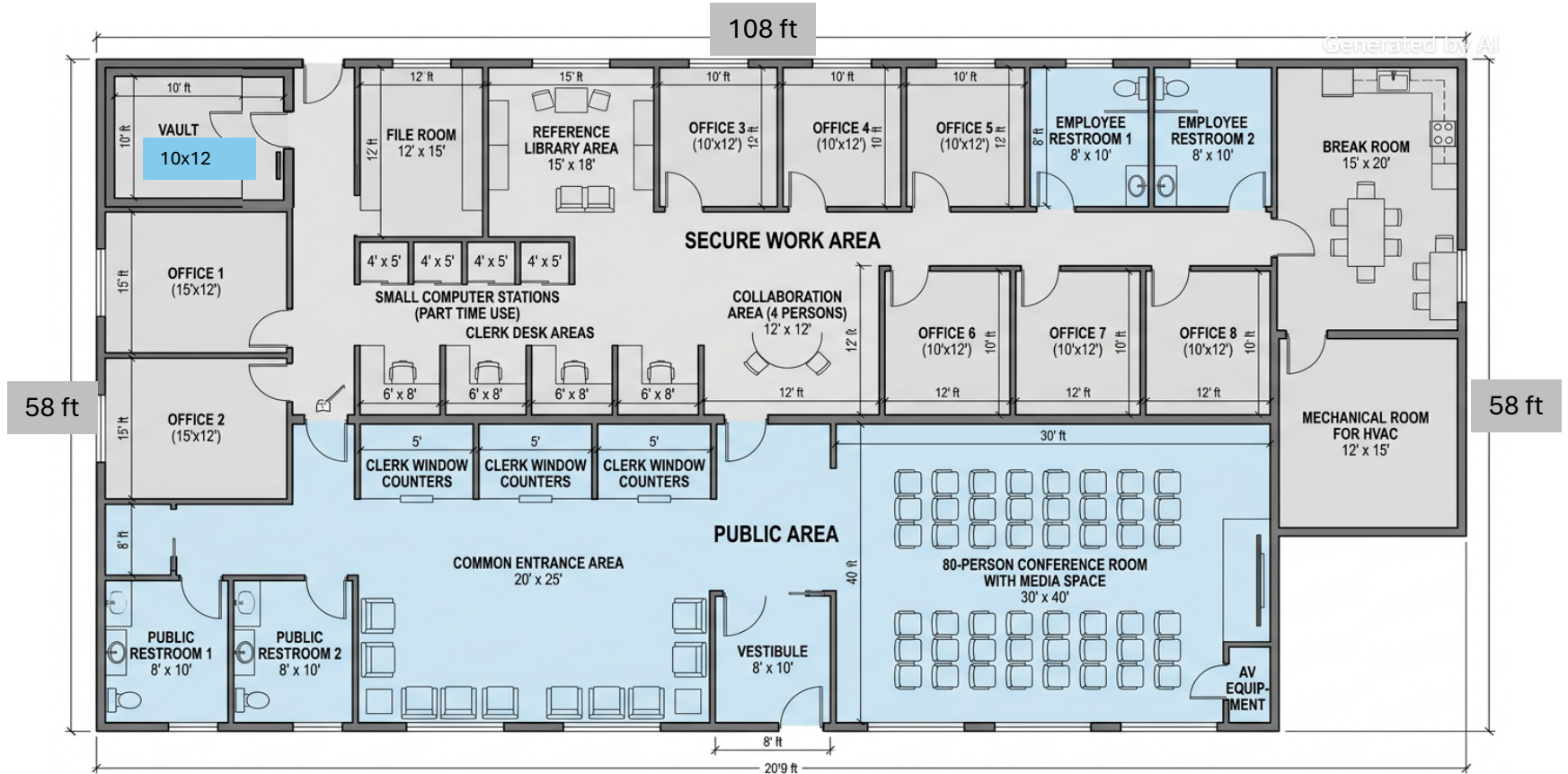
Minimal immediate maintenance needed

FAB team prioritized list of needs and desires from Stakeholders

Gouldsboro Facilities Advisory Board									
Options for Town Hall									
Marks Input 05/18/26									
Option:	A	B	C	D	E	F	G	H	I
Town Hall Spec Outline	Rework existing space	Use the Women's club	Use School	Use Community Center / Land	Expand into Church Property	Expand Current / Add 2nd Floor	Build new	Retrofit FD and build new FD	Annex on another Property
New Vault	3	4	4	5	5	5	5	5	5
Contiguous Office Space	3	3	3	3	4	5	5	5	4
Limited Public Access/ security	2	2	2	4	4	5	5	4	4
Expanded Parking by ~20 to a total of 40 spaces	1	1	3	5	4	1	4	4	4
Meeting Room expanded to 80 with mid room divider	1	4	4	5	5	5	5	5	5
Office Standard is 10x12ft	2	4	4	5	5	5	5	5	5
Dual person Office Std 1.5x	2	4	4	5	5	5	5	5	5
Collaboration room	1	4	4	5	5	5	5	5	5
Energy Efficiency	3	3	3	4	4	4	5	4	4
ADA bathrooms (2) for Office staff	1	2	4	5	5	5	5	5	5
support 30+ years of growth	1	2	4	4	4	4	5	4	4
Reference Library	1	3	4	4	5	5	5	5	5
File Room	1	3	4	4	5	5	5	5	5
Digitize	3	3	3	3	3	3	3	3	3
Safety updates	3	4	4	4	5	5	5	5	5
Staff - 6 FT, 2 PT, 1 Accessor, Island Institute Fellow, ~2-4 part time use stations. Future growth	1	5	5	5	5	5	5	5	5
Cost	5	1	3	2	2	2	1	2	4
Weighted Total	34	52	62	72	75	74	78	76	77

**Recommended
for further evaluation**

AI Rendering of Desired State



Edraw.ai Response - Create a floor plan for a modern town hall office with a Public area and a secure segregated Work area. The Public Area has a vestibule area, a common entrance area, 3 clerk window counters, 2 public restrooms, and an 80-person conference room with media space. The Work Area has 4 clerk desk areas behind the clerk window counters, 6 10x12ft offices, 2 15x12ft offices, 2 employee restrooms, a collaboration area for 4 persons, a reference library area, a file room, 4 part time use small computer stations, a vault, mechanical room for HVAC, and a break room. Show dimensions.

Total of 6,264 sq ft required to meet needs and growth

Add on Options

Existing Structure

3,000 sq ft

A. Lots o Band Aids

South side potential may require a variance (12x60') =

Bay 1 takeover (15x29') + (23x30') =

Extend the back , lose 6 parking spaces (9x24') + (30x30') =

720 sq ft

1,025 sq ft

1,116 sq ft

2,861 sq ft ➡ 5,861 sq ft

B. Parking in the Women's club

Leave existing building ~5-10 spaces offset extending back

Relocating building ~15 additional Spaces

C. Women's Club as annex 36x65=

2,340 sq ft ➡ 5340 sq ft

D. 2nd Floor on existing footprint 50x50=

2,500 sq ft ➡ 5500 sq ft

E. Church property Annex – build Conference Cntr / Partking

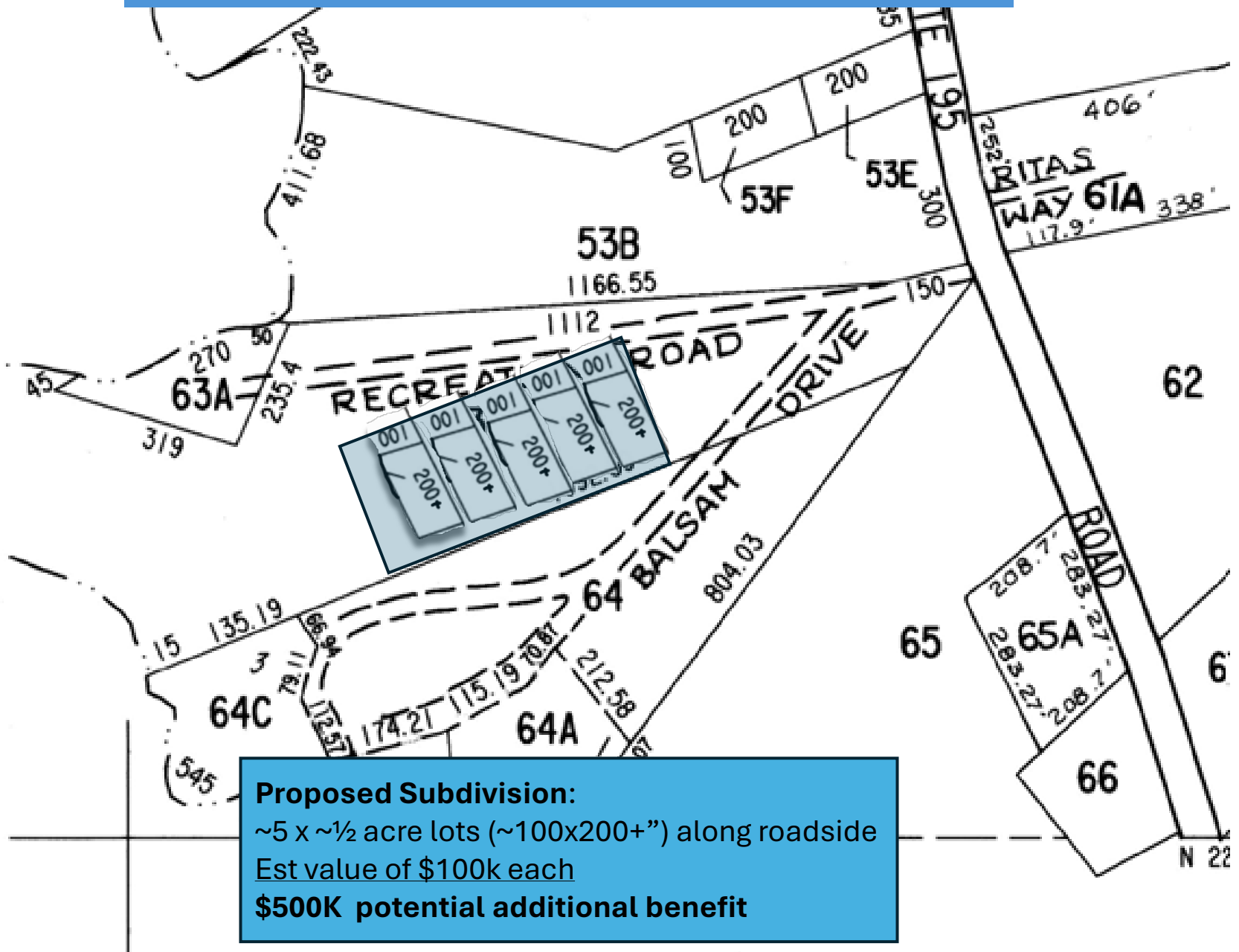
2,340 sq ft ➡ 5340 sq ft

Not mutually exclusive i.e.. mix n match possible to get to 6300

Town owned properties can be leveraged for \$800K+ funding

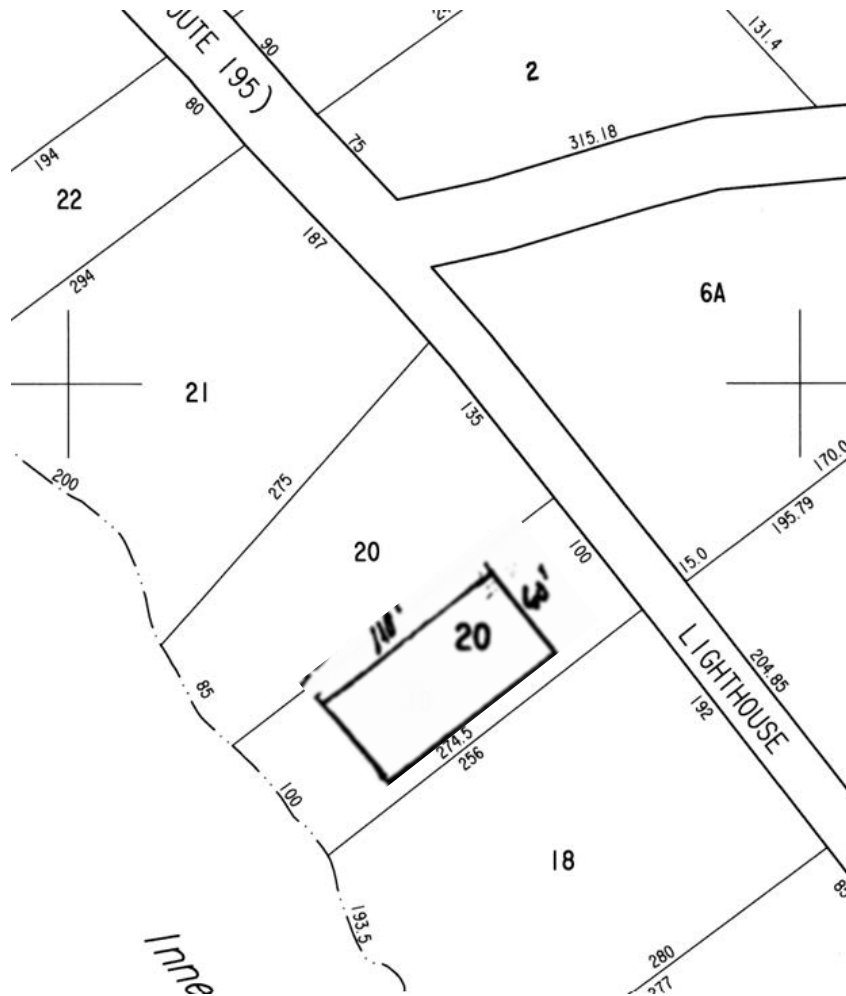
<u>Acct</u>	<u>No.</u>	<u>Street Address (911)</u>	<u>Tax Map</u>	<u>Size (Acres)</u>	<u>Town Book Value (\$K)</u>	<u>FAB Recommendation</u>
37	183	MAIN STREET	036-002	0.25	46,500	Keep - Parking
309		BUNKERS POUND ROAD	031-008	0.16	19,900	Keep - Bunkers Harbor
447	33	MAIN STREET	044-006	0.62	83,400	Keep - Town Park
1332		GOULDSBORO POINT ROAD	024-009-D	7.00	31,000	Sell
1431		PAUL BUNYAN ROAD	053-006	0.84	327,200	Sell - Abuts 52-003
698	61	MAIN STREET	044-001	0.51	500,300	Keep with mods for parking - Women's Club
699		WEST BAY BOAT LAUNCH	061-019	1.20	81,700	Keep - Boat Launch
700	71	RECREATION ROAD	016-063	8.50	184,100	Subdivide and Sell
701	59	MAIN STREET	044-002-ON	-	230,400	Keep - Town Hall
702		GUZZLE ROAD	022-043	0.62	2,000	Sell
703		GUZZLE ROAD	022-008	0.78	39,400	Keep - Bridge / Dam
704	59	MAIN STREET	044-002	0.70	163,600	Keep - Town Hall
706		OLD ROUTE 1 (OFF)	017-003-A	20.00	41,400	Sell
707		EAST SCHOODIC DRIVE	028-031	0.50	39,100	Sell ? - Mike P is this needed for access?
708		ISLAND ON JONES POND	012-044	0.57	17,300	Sell
710	679	POND ROAD	013-011-B	3.32	591,900	Keep - Rec Center
711	56	WALTERS ROAD	023-003-D	30.00	134,500	Keep - Transfer Station
712	6	WALTERS ROAD	023-003-E	1.00	256,500	Keep - FD #3
714		CROWLEY ISLAND ROAD	043B-022+029	0.50	27,000	Keep - Parking
855		LIGHTHOUSE POINT ROAD	045-019	0.63	263,100	Keep - New Town Hall?
1004	69	SHORE ROAD	050-033	0.09	188,900	Keep - Gouldsboro Pier
1038		PAUL BUNYAN ROAD	055-061	0.46	15,600	Sell
1412		GUZZLE ROAD	022-036	0.58	19,900	Keep - Bridge / Dam
1675	829	ROUTE 1	017-025-A	10.80	136,800	Keep - Public Works
1970		PAUL BUNYAN ROAD	052-032	0.27	92,800	Sell? Or Picnic Area?
2069	4	WILLIAMS BROOK ROAD	011-014-A	0.91	276,700	Keep - PD/Station #2
2070		SOUTH GOULDSBORO ROAD	011-014-B	0.05	5,100	Keep - PD/Station #2
2071		SHORE ROAD	050-033-B	0.02	57,700	Keep - Gouldsboro Landing
2072		SHORE ROAD	050-034-A	0.03	70,700	Keep - Gouldsboro Pier / Parking
2147		FORBES POND (OFF)	009-032	27.00	12,800	Keep - Conservancy
2188		GOULDSBORO POINT ROAD	019-007-B	0.10	104,800	Keep - Landing
2228		POND ROAD (OFF)	008-013-B	17.60	8,700	Sell
2381	20	STINSON WAY	037-003-D	0.41	481,600	Keep - Prospect Pier
2632		SOUTH GOULDSBORO ROAD	012-006-C	3.10	105,600	Keep - Cemetery
2761		MAIN STREET	044-045	0.12	4,800	Keep - Parking
2828		ROUTE 1	017-025	52.20	58,100	Keep - Public Works
					759,200	Potential Sell Total

Town properties can be leveraged for \$800K+ funding



TAX MAP

New on town owned lot – Fits!



AI Building - 60' x 110'
Parking Area ~ 80' x 80'
Septic Location - TBD
Well Location - TBD

Cost & Risk Assessment

	Issues / risk	sq ft		Land and improvements	Total ROM plus 20% risk factor	Schedule	Comment
		Modified	New				
		\$ 219	\$ 280				
							Based on actual town municipal building data (Grey, Bar Harbor) escalated to 2026
Rework existing space only	Unproductive environment that fails to meet requirements	3000	0	\$ -	\$ 788,400		Would need a separate conf room
Use the Women's club / rework current	Needs a LOT of work Could be phased	3000	780	\$ 800,000	\$ 2,010,480		Womens club could be the Conference room and storage
Use School	Not Available						No Room Available per discussion with Mr. Beals and RSU24
Use Community Center / Land	Not Central / "Downtown"		6264		\$ 2,104,704		Would require a new build to not take away the facility from current uses Great Parking
Expand into Church Property	Lost efficiency Could be phased	3000	3500	\$ 100,000	\$ 2,084,400		Vault and Meeting room building. Land procurement estimated at \$100K
Expand Current / Add 2nd Floor	Still no Conference room	3000	3500	\$ 100,000	\$ 2,084,400		Added cost for elevator \$100K
Build new	Too much?		6264	\$ 50,000	\$ 2,164,704		On existing Town Property \$50k for Site Prep
Retrofit FD and build new FD		6264	1,360	\$ 50,000	\$ 2,163,139		50% reduction in new build for fir/EMS building \$50k for Site Prep
Annex on a New Property	Not efficient / cohesive	3000	3500	\$ 500,000	\$ 2,564,400		Estimated \$500K for new property acquisition

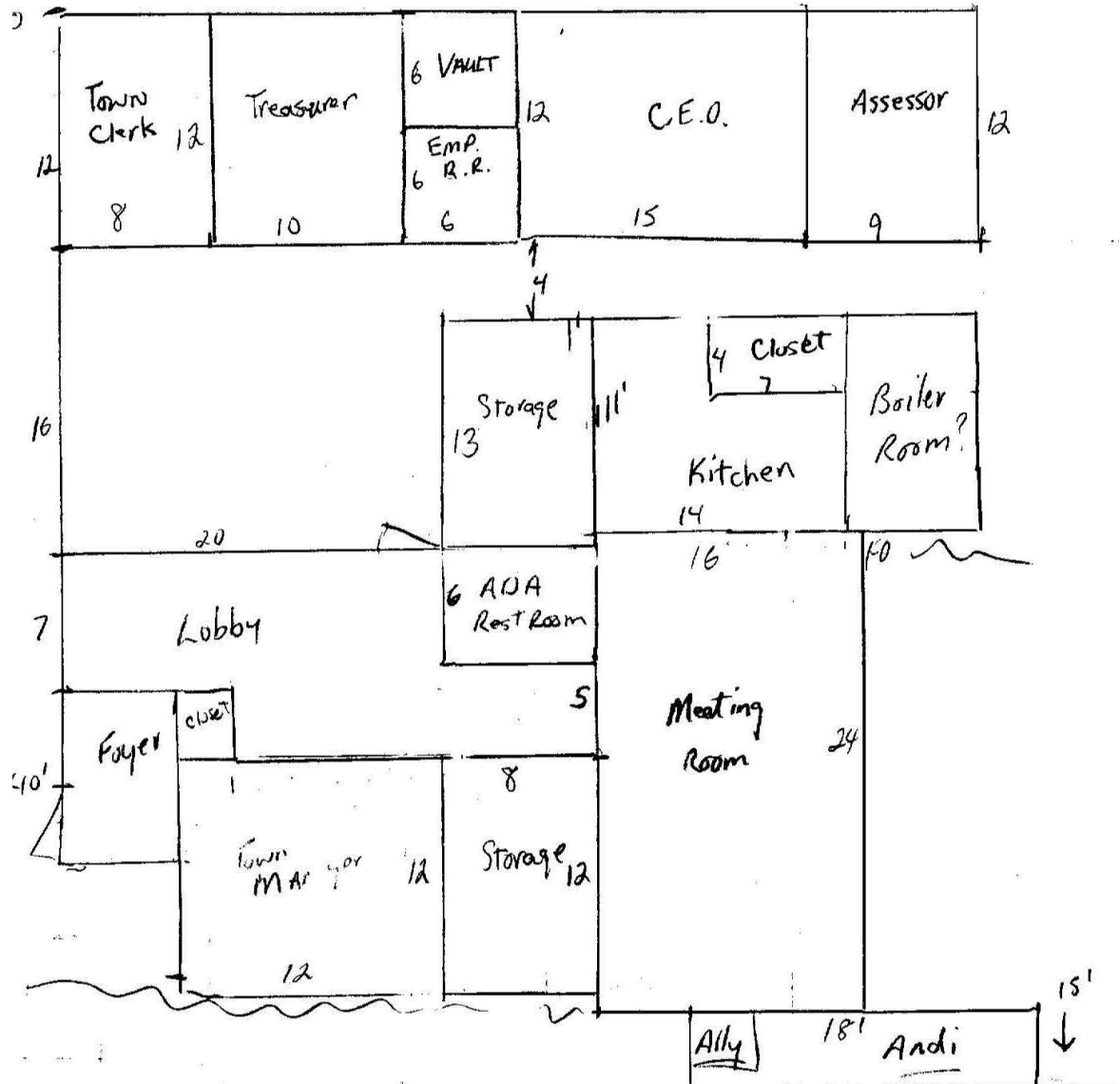
Next Steps

- A. Today - Narrow options –down select to 2-3 options
- B. Prepare properties for sale – 1 to 3 months
 - Legal Title Review
 - Subdivision?
 - Sales
- C. Proper survey of site options by surveyor – 6 months
- D. Formalize RFP(s) for architectural planning - 3 months
- E. Future
 - Final down select
 - RFP for build

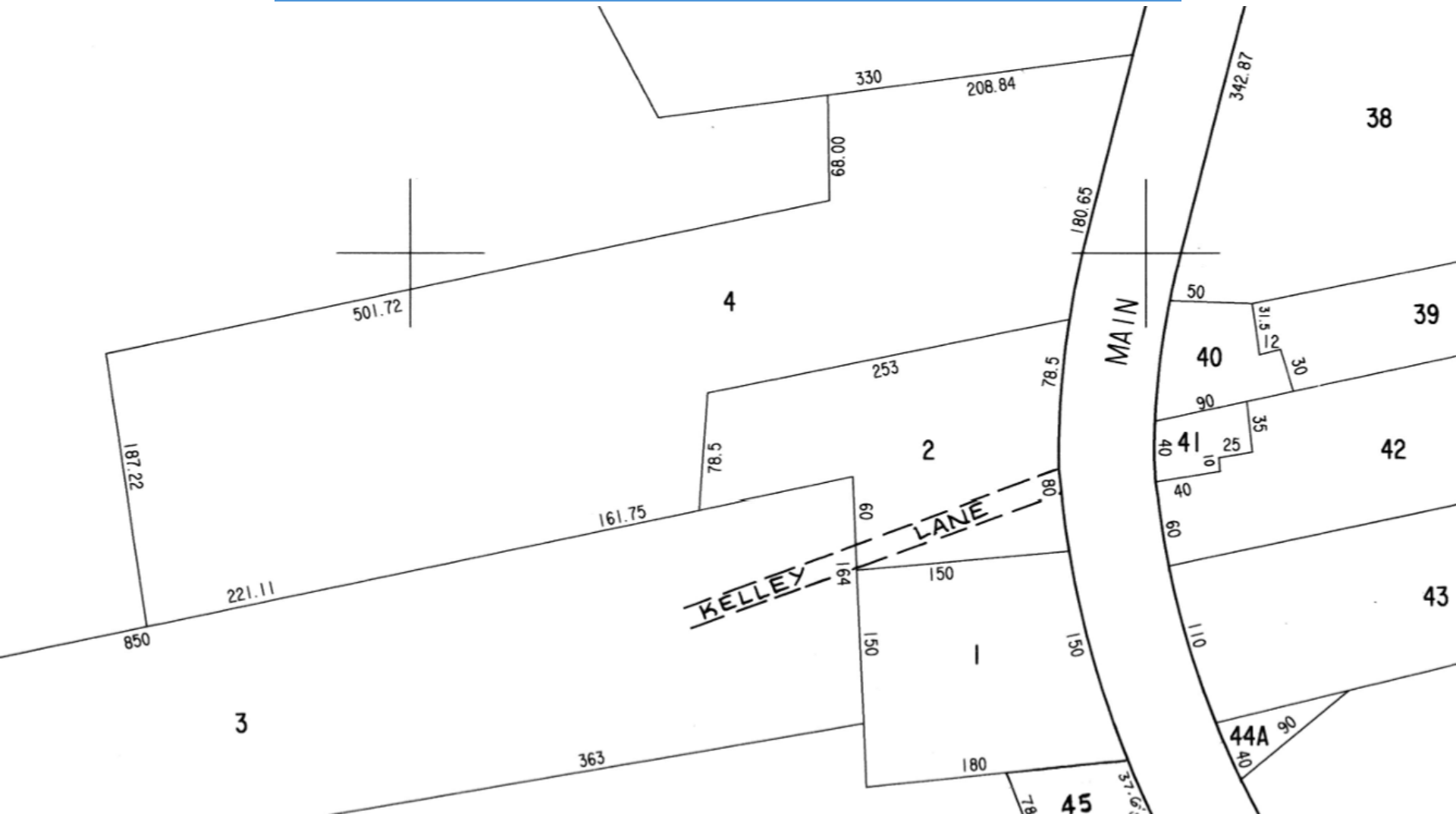
Thank You!

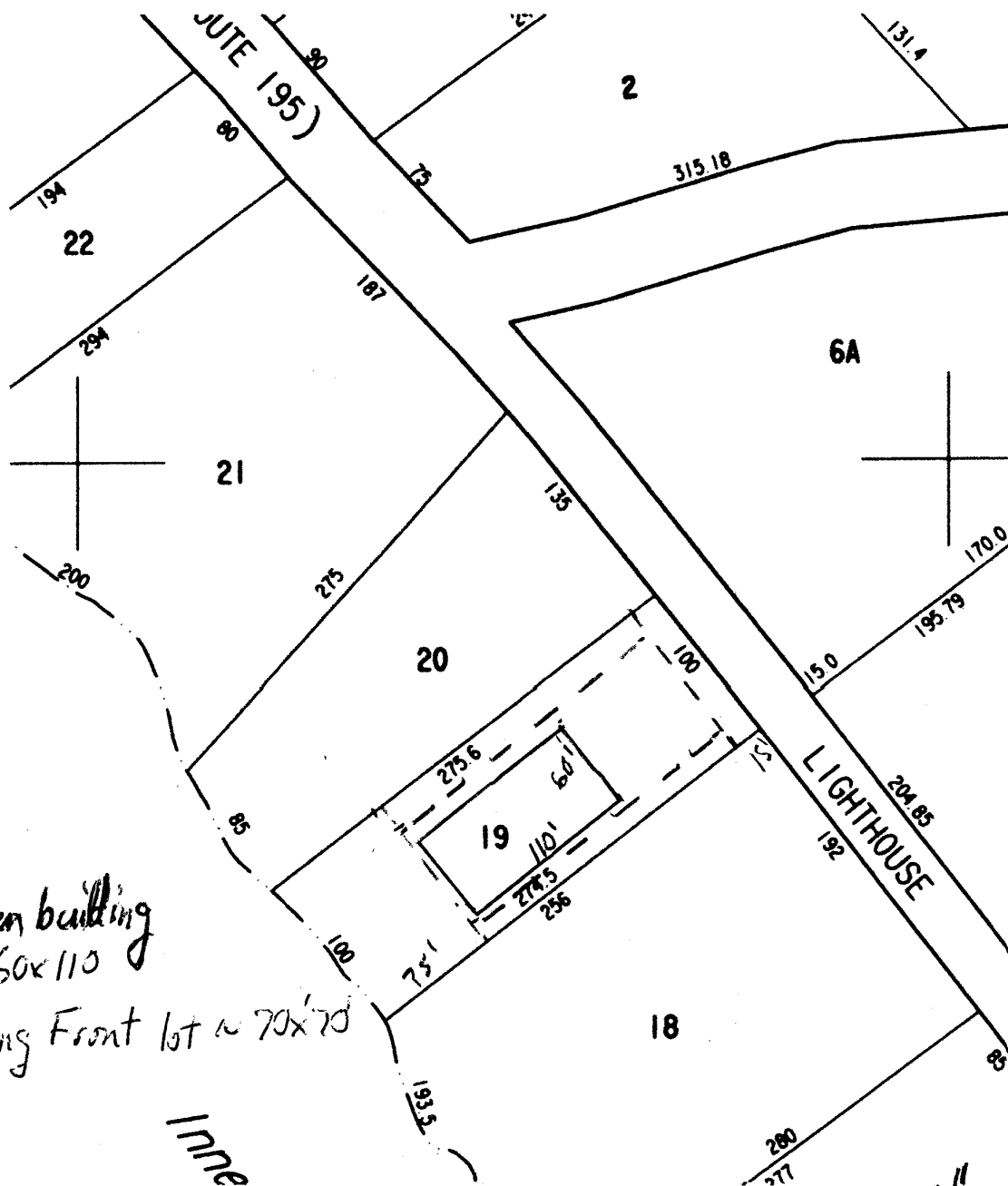
Back up

Existing Building ~48x50+



Church property





A.I.-gen building
60x110
Remaining Front lot ~ 70x70

Inne

1" = 100'

--- = min. setback



MEMO

TO: EPEC Communities

DATE: July 9, 2026

FROM: Evan C. Coleman, Manager

RE: Update to Communities

Dear EPEC Community,

We are eternally grateful to the men and women of the Orrington Fire Department and the surrounding fire departments that provided mutual aid in response to the fire that we had. The State Fire Marshall believes a battery was the cause. Fire suppression systems were fully operational to assist firefighters, but most importantly, there were no injuries to first responders or EPEC personnel.

The fire damaged (2) conveyor galleries that were slated for demolition and damaged fifty feet of conveyor set for refurbishment. The two galleries set for demolition had large rubber conveyor belts that burned, contributing to the fire. Crews started demolition of these areas immediately following the fire and have already removed over 80% of the impacted area.

There was no damage to the boilers or power generation equipment. Construction continues at the site to bring the first boiler online. Additional work crews were added last week to make up for work lost during the fire to mitigate any impact to the construction schedule.

EPEC is using this brief pause in Transfer Station Operations to move up our October plans to replace a large portion of the concrete floor in the Tipping Building. We intend to re-open the Transfer Station and will keep towns and haulers updated with the exact reopen date. The plant is always open to you for tours and if you need information or have questions, please do not hesitate to contact me directly at 207.217.8908 or ecoleman@epecmiane.com.

Thank you for your continued support of our efforts.

Sincerely,

Evan C. Coleman