

**Town of Gouldsboro  
March 18, 2025  
Planning Board  
Meeting Minutes  
Gouldsboro Town Office**

**Board Members present:**

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

**Board Members absent:**

**CEO:**

Mike Connors was absent

**Number of Guests:**

Bill Zoellick  
Aaron Jackson

**ZOOM Guests:**

**1. Approval of minutes from March 4**

Approved as written YES [ X ] NO [ ]  
Approved as amended YES [ ] NO [ ]

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

**2. Approval of bills**

There are no bills.

### **3. CEO report**

Chairman Ray Jones said CEO Mike Connors had mentioned that he had been contacted by the owner of property on Rt. 1 by Downeast Coal. He wants to put an 8 unit apartment building there. Apartments would rent for approximately \$1300 a month and would have a single bedroom. The owner wanted to know if the Planning Board would be OK with this. The consensus was that these were affordable housing and in line with the predictions for future demographics and therefore would be acceptable to apply for permits.

The CEO is issued the following permit

permit #	Date	Name	Location	Shoreland	Est. Cost	Type
25-12	2/28/25	Joseph Jablonowski	196 Merganser Dr	Y	\$350,000.00	Residence (2nd permit)

### **4. OLD BUSINESS**

#### **Coastal Resilience Grant-3 Harbors**

Bill Zoellick, Chair of the Coastal Resilience Committee gave an update on the planning grant involving his committee and the Planning Board. Bill spoke about the objectives which are to; determine the town's goals for the harbors, the areas of climate change related vulnerability in each of the three chosen and a plan for addressing both. The reason for choosing these particular harbors that is that the other harbors in the town do not have municipal infrastructure except for Gouldsboro point. He said the Town budget committee is focusing on the large question of what the future needs will be in 10 to 20 years, e.g. capital improvement planning, and this grant will help the community and stakeholders in these harbors examine them through this lens. So far it appears that Prospect Harbor is the only one that has potential for growth. South Gouldsboro may not survive as a fishing harbor as there are few interested young people, and the population is nearing retirement. Bill Zoellick said that the Planning Board should consider making changes to ordinances to align them with the goals of the 3 Harbors grant findings, such as; easements for Prospect Harbor for a boat ramp and parking there and in Bunkers and South Gouldsboro. Chairman Ray Jones stated that when the needs were identified the Planning Board would examine ordinances. Bill Zoellick outlined the meetings and the timeline and emphasized that this is a planning grant as opposed to the infrastructure grant the CRC has been awarded for Corea.

Deirdre McArdle, shared tax maps of municipal property in South Gouldsboro and Bunkers Harbor and Jeff Grant, who had gotten information from the town, explained a copy of the map for Prospect Harbor in addition to a copy of the deed to the municipal right of way to the town pier. The CRC Chair questioned how the planning board wanted to be involved. He mentioned a conversation involving a potential easement from Prospect Properties, LLC for a boat ramp in Prospect Harbor. A boat repair and storage business would benefit the property owners. Vice-

Chair Jeff Grant asked if the committee had spoken with the fishermen. He said that they use the beach that may be needed for the ramp to careen their boats to service them.

## **5. NEW BUSINESS**

### **A. Standby generators/Shoreland Zoning**

As per the following statement from the Department of Environmental Protection (DEP) it was determined that Generators should be added to the Shoreland Zoning ordinance.

“Following recent storms, the DEP received numerous inquiries regarding locating standby generators and fuel storage tanks within shoreland zone setbacks. In many situations standby generators and fuel are required to operate medical equipment sometimes for weeks. Even without the need to operate medical equipment, standby generators and fuel may be needed for weeks to provide basic living requirements, prevent additional property damage and facilitate repairs. To address these concerns the DEP has adopted a policy for municipalities to adopt ordinance provisions to allow standby generators and fuel storage tanks within a shoreland zone setback. The ordinance provision is like the provision for locating a small shed in the shoreland zone setback. As an example, a municipality could adopt the following:

Standby Generator/Fuel Storage Tank: On a lot of record on which a Residential Dwelling Unit exists, and on which it is not possible to place a Standby Generator/ Fuel Storage Tank meeting the required shoreland zone setback, a permit may be issued for a Standby Generator/ Fuel Storage Tank in a location which conforms to the shoreland zone setback to the greatest possible extent as determined by the Planning Board or its designee. In no event shall a Standby Generator/ Fuel Storage Tank be located closer than the principal structure to the high-water line of a water body, tributary stream or upland edge of a wetland. The Standby Generator shall meet all the other applicable standards and requirements of this Ordinance.” **Jeff Kalinich ME DEP**

B. Aaron Jackson, who is buying Dana Rice’s wharf in Prospect Harbor attended the meeting to discuss his plans with the Planning Board. He wants to put a food truck where the propane tank is on the property. He stated that it would be open from May-October, there would be no tables on the wharf and no bathroom as food would be Grab and Go. Chairman Ray Jones replied that Lunch on the Wharf in Corea was a food truck, and he saw no issues. He told him that he would need to complete a Site Plan application and get a license from the state.

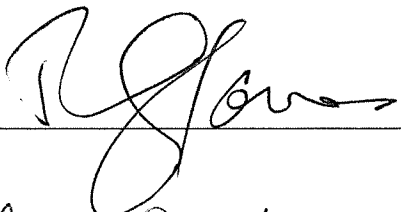
Shepsi Eaton moved to adjourn, and A.J. Higgins seconded. The motion passed unanimously.

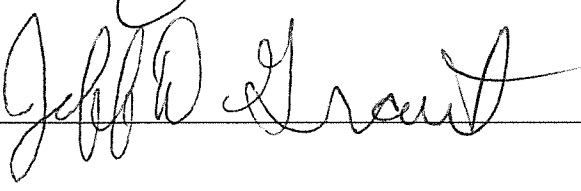
The next Planning Board meeting will be March 18

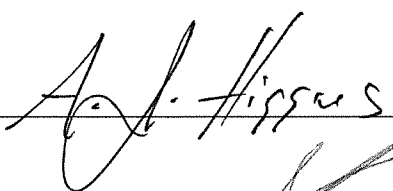
The meeting adjourned at 6:48pm


Respectfully submitted:

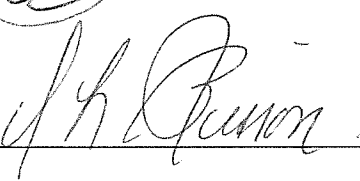
Deirdre McArdle, Secretary \_\_\_\_\_

Chairman, Ray Jones \_\_\_\_\_ 

Vice Chairman, Jeff Grant \_\_\_\_\_ 

A.J. Higgins \_\_\_\_\_ 

Steven Shepsi Eaton \_\_\_\_\_ 

Alternate, Deb Bisson \_\_\_\_\_ 

Alternate, Jed West \_\_\_\_\_