

**Town of Gouldsboro  
May 6, 2025  
Minutes of the Planning Board Meeting  
Gouldsboro Town Office**

**Public Hearing on locating a food truck at 39 Francis Pound Road**

The public hearing regarding Melissa and Danny Rodgers d/b/a Bottom Line Fisheries to locate a mobile food trailer to serve food and drinks on their property at 39 Francis Pound Road, in Corea, convened at 6:01 pm. Featured speakers were Jean Simons, Raye Woodsum, abutters and Lisa and Walter Mulliken, Karen Woodward, Dwight Rodgers, Richard Gray and Rob Massey. Following extensive conversation around neighborhood concerns, and how to address them, Chairman Ray Jones recommended that the application be approved conditionally for a one year permit at which point it will be reevaluated. A motion to approve a one year permit was made by A.J. Higgins, seconded by Vice-Chairman Jeff Grant, and passed unanimously. The public hearing ended at 6:48

**Regular Meeting**

**Board Members present:**

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

**Board Members absent:**

0

**CEO:**

Mike Connors was present

**Number of Guests**

13

**ZOOM Guests:**

4

### **1. Approval of Minutes:**

The minutes from the April 15<sup>th</sup> were tabled

### **2. Approval of Bills:**

There are no bills currently.

### **3. CEO Report**

CEO Mike Conners said that he issued 7 permits with no new houses.

A question arose about a road in Corea and the CEO stated that he had not be approached about a driveway. A road would need to be permitted by the State.

The CEO issued the following building permits:

Permit #	Date	Name	Location	Shoreland	Est. Cost	Type
25-20	4/24/25	Tim Fisher	137 Main St	N	\$15,000	Addition
25-21	4/24/25	SBA	311 Main St	N	\$13,000	Cell Tower Equi Upgrade
25-22	4/30/25	David & Lisa Roy	532 Gouldsboro Point Rd	Y	\$5,000	Addition
25-23	5/6/25	Matt & Nicole Zito	14 Robbins Point Rd	Y	\$1,000.00	Deck
25-24	5/6/25	Gino Balzarini	108 Youngs Farm Rd	N	\$15,500.00	Addition
25-25	5/6/25	Terry Keller	336 Route 1	N	\$2,500.00	Shed
25-27	5/6/25	Pamela Bridges	17 Wonsqueak Lane	Y	\$3,000.00	Demolition

### **Old Business:**

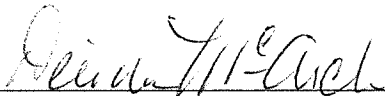
### **New Business:**

Kevin Barbee, of Barbee Construction, discussed the Aqua Shell plans to demolish 3 sheds on plot 34 of their 4 lot property on Shore Road. The permit requested on behalf of Aqua Shell would be contingent upon approval by the DEP. Demolition debris will be removed to an approved landfill. Aqua Shell may want to put a way station there or otherwise use the site of the demolished sheds so they want to retain the right to use their footprint to rebuild. Kevin Barbee said that as the sheds are non-complaint structures, he believes that they will be able to do this. Chairman Ray Jones said that as it would be replacement within the existing footprint, in his

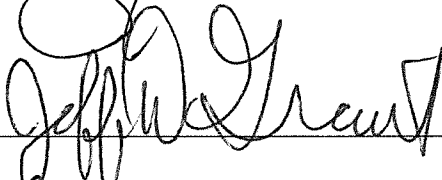
opinion it should be fine. The CEO said that he will seek clarification from the State,

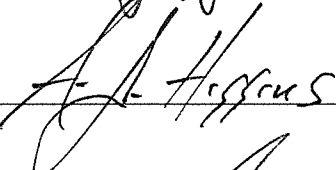
The next Planning Board Meeting will be on Tuesday, May 20<sup>th</sup>

Meeting Adjourned: 7:01 p.m.

Respectfully submitted: Deirdre McArdle, Secretary 

Chairman, Ray Jones 

Vice chairman, Jeff Grant 

A.J. Higgins 

Steven Shepsi Eaton 

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

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

