

**Town of Gouldsboro
April 1, 2025
Planning Board
Meeting Minutes
Gouldsboro Town Office**

Board Members present:

Ray Jones, Chairman
Jeff Grant, Vice-Chairman
A. J. Higgins
Shepsi Eaton
Deb Bisson, Alternate (Seated)

Board Members absent:

Deirdre McArdle, Secretary
Jed West, Alternate

CEO:

Mike Connors present

Number of Guests:

4

ZOOM Guests:

1

1. Approval of minutes from March 18, 2025

Approved as written YES [X] NO []

Approved as amended YES [] NO []

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

2. Approval of bills

There are no bills.

3. CEO report

New building permits:

KMH Construction for Jackson , 426 Paul Bunyan Road, \$400,000, demo/ new residence.

Jeff Grant for Seward, 17 Seward's Folley Road, \$25,000, addition.

4. OLD BUSINESS

None

5. NEW BUSINESS

1. Demolition Permit for 260 E. Schoodic Drive. The board unanimously approved a permit for Jamie and Alicia Watson to demolish existing structure and replace it with a tiny home.

Motion: A.J. Higgins

2nd: Deb Bisson

2. The board gave preliminary approval for Melissa Rodgers to begin the process for a site plan application for a food truck at Bottom Line Fisheries on Francis Pound Road.

3. The board unanimously gave preliminary approval for site plan application for off Route 1 near Walters Road for a single six-unit apartment building. Developer Justin King of Jonesport hopes to eventually add more units to the site.

4. On March 18th, Aaron Jackson, who is interested in purchasing 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. Although the PB initially saw no problems with the application, board members on Apr. 1 voiced concerns about extremely limited parking at the site and said that – barring further information from Jackson regarding that issue, they would not be inclined to support the proposed use of the property.

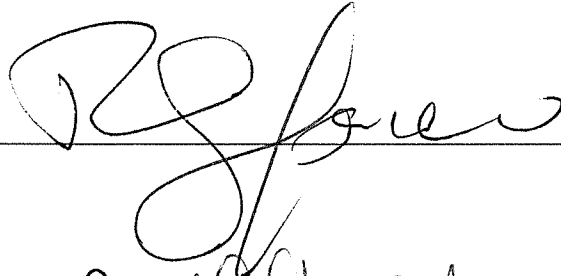
Deb Bisson moved to adjourn, and A.J. Higgins seconded. The motion passed unanimously.

The next Planning Board meeting will be April 15, 2025

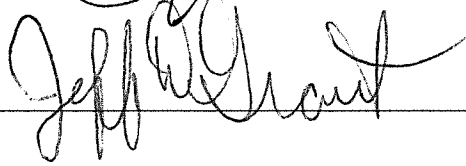
The meeting adjourned at 6:54 pm

Respectfully submitted: A.J. Higgins, Acting Secretary

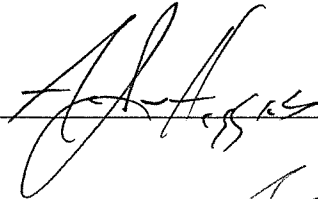
Ray Jones, Chair

Handwritten signature of Ray Jones in cursive script.

Jeff Grant, Vice-chair

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A.J. Higgins

Handwritten signature of A.J. Higgins in cursive script.

Steven Shepsi Eaton

Handwritten signature of Steven Shepsi Eaton in cursive script.

Alternate, Deb Bisson

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Alternate, Jed West

Secretary, Deirdre McArdle

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