

**Town of Gouldsboro
May 20, 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

Number of Guests:

Cindy Lowe
Betsy Lowe
Steve Moshier
Dwight Rodgers
Jerry Kron

ZOOM Guests:

Approval of minutes from April 15th

A motion to approve as presented was made by AJ Higgins and seconded by Shepsi Eaton

Approval of minutes from May 6th

A motion to approve the minutes of May 6th was made by Jeff Grant and seconded by Shepsi Eaton

Approved as written YES [] NO []

Approved as amended YES [] NO []

2. Approval of bills

There are no bills.

3. CEO report

CEO Mike Connors said that he had inquired with MDOT about the driveway/road on Rt. 195. The landowner is working with them to obtain a State permit prior to a local one. There is a Shoreland violation for excessive vegetation removal on Jones Pond. DEP will do a site visit on May 29th. Regarding 725 Paul Bunyan Road, side set-back violation, the house location, the builder is not going to be opposed to them buying the needed land from the abutting landowner. Jackie Johnston is working on permitting with the State for expansion of the Schoodic Food with local permitting to follow. The CEO said that he is looking into vendors for security cameras to be located at the Recreation Center, Prospect Harbor pier, the Town Office, the DOT lot and the Police Department. Regarding the proposed apartment building on Rt 1 he spoke with the landowner on May 12 and they will be closing at the end of May.

The CEO spoke about the Aqua Shell permit application for removal of sheds in South Gouldsboro. They will get a certification for no asbestos . He confirmed that they can use the footprints to rebuild.

Shepsi Eaton moved to approve the Aqua Shell permit, AJ Higgins seconded, and the motion passed unanimously.

Hardy's house, a small shed, will be moved to the Police Department for use as temporary housing for lost dogs.

Shepsi Eaton moved to approve the permit for the doghouse, AJ Higgins seconded, and the motion passed unanimously.

A special town meeting was tentatively scheduled for May 27th.

Permits issued by the CEO since May 7th

Permit #	Date	Name	Location	Shoreland	Est. Cost	Type
25-28	5/13/25	John Arenstam	20 Loon Cove Rd	N	\$3,500	Deck/Stairs
25-29	5/13/25	Elizabeth Fieux	61 Alexander	Y	\$175,000	Add. Bath and Deck
23-31	5/13/25	Ray & Liz Matthewson	9 Crowley Island Rd	N	\$175,000	Permit Renewal
25-30	5/14/25	Jennie Moon	19 Meadow Rd	N	\$3,100	Shed
25-31	5/14/25	Donald & Susan Mooney	50 Eagle View Dr	Y	\$15,000	Shed
25-32	5/19/25	Verizon Wireless	260 South Gouldsboro Rd	N	\$40,000	Antennas
25-33	5/19/25	Brian Gerrish	28 East Schoodic Dr	Y	\$6,100	Shed

4. OLD BUSINESS

a) Coastal Resilience Committee 3 Harbors meeting

Vice Chairman Jeff Grant and Deirdre McArdle spoke briefly about the meeting with fishermen, community stakeholders and Streamworks held at the Peninsula School. Important information was gathered and will be shared with the Town to guide planning.

b) Comp plan

Comprehensive Plan Chair, Deb Bisson explained that she is waiting for the Select Board to give her information requested several months ago and is unable to move forward without the fiscal report from the town manager which has been pending for one year. She stated that without this information entered in a timely fashion, figures in the document may need to be changed again as they must be current within three years to file with State.

5. NEW BUSINESS

Betsy Lowe, COO of Bold Coast Seafood LLC a new company formed with Pete Daly, George Chipper and Kurt Brown, attended an informative meeting to apprise the Planning Board of plans to purchase Prospect Project's former Stinson factory property. They have a signed purchase and sales agreement Kevin Barbee and are currently occupying, leasing until closing. She said that she worked for Garbo Lobster, formerly located at the Stinson factory, and has decade of experience in the industry. There will be no change of use. In 6 months, they will begin processing Jonah crabs. When this is established they may add lobster processing. Ms. Lowe said she expects to employ 20-25 people.

By consensus the Planning Board scheduled a special board meeting to consider the Bold Coast Seafood permit application next Tuesday the 27th at 6pm

Shepsi Eaton moved to adjourn, and Vice Chairman Jeff Grant seconded. The motion passed unanimously.

The next Planning Board meeting will be June 17th

The meeting adjourned at 6:43

Respectfully submitted:

Deirdre McArdle, Secretary 

Chairman, Ray Jones 

Vice Chairman, Jeff Grant _____

A.J. Higgins 

Steven Shepsi Eaton 

Alternate, Deb Bisson _____

Alternate, Jed West _____