

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

Board Members present:

Ray Jones, Chairman, pro tem
Deirdre McArdle, Secretary, pro tem
A. J. Higgins
Shepsi Eaton

Board Members absent:

Jeff Grant, Vice-Chairman
Deb Bisson, Alternate
Jed West, Alternate

CEO:

Mike Connors was present

Number of Guests:

1, Clay Savage

1. Approval of Minutes

Tabled

2. Approval of Bills

There are no bills

3. CEO Report

CEO Mike Connors spoke briefly about extensive work he had done in coordination with the Town Attorney and HCPC on the updated Shoreland Zoning Ordinance maps. He presented application payment fees and a completed site plan application from Clay Savage of the Schoodic Academy.

The CEO issued the following building permits:

Permit #	Date	Name	Location	Shoreland	Est. Cost	Type
25-52	6/17/25	Simpson Family Properties LLC	112 Main St	Y	\$300,000	Addition
25-53	6/30/25	Emma White	Pond Rd	N	\$0	Driveway
25-54	6/30/25	IMK Properties LLC	U.S. Route 1	N	\$800	Driveway
25-55	6/30/25	David Carre	177 Paul Bunyan Rd	Y	\$17,309	Shoreland Stabilization

4. Old Business

Clay Savage presented a completed site plan application and supporting materials for the Schoodic Academy located on the site of the former Christian School on Route 186 in South Gouldsboro. The school has a five year lease from the Solid Rock Baptist Church with option to buy. Their Intention is to start with home schoolers and eventually move towards classroom instruction. A motion was made by Deirdre McArdle to approve the site plan application and A.J. Higgins seconded. The motion passed unanimously.

5. New Business

It was brought to the attention of the Planning Board that upon review of the Shoreland Zoning Ordinance the Town Attorney found it to be non-compliant and instituted required changes as requested by the DEP. There will be a Public Hearing on July 15th at 6pm to be followed by a Special Town Meeting on July 24th at 5 pm

Ray Jones moved to adjourn, and A.J. Higgins seconded. The motion passed unanimously.

The public hearing will be on the 15th followed by a regular Planning Board meeting

The meeting adjourned at 6:28

Respectfully submitted:

Deirdre McArdle, Secretary  _____

Chairman, Ray Jones  _____

Vice Chairman, Jeff Grant _____

A.J. Higgins _____

Steven Shepsi Eaton _____

A handwritten signature in black ink, appearing to read 'SSE', written over a horizontal line.

Alternate, Deb Bisson _____

A handwritten signature in black ink, appearing to read 'Deb Bisson', written over a horizontal line.

Alternate, Jed West _____

