

**Town of Gouldsboro  
2025  
Planning Board  
Meeting Minutes 8/5/25  
Gouldsboro Town Office**

**Board Members present:**

Deirdre McArdle, Chair  
Shepsi Eaton, Secretary  
Ray Jones  
Jed West  
Deb Bisson

**Board Members absent:**

Jeff Grant

**CEO absent:**

**Number of Guests: 3**

Mark Altvater  
Bryce Emerson  
Juliet Geldi

**Zoom guests**

Approval of Minutes – Ray Jones moved to accept, and Jed West seconded, approved unanimously.

Discussion about the proposed amendment to the Summer Harbor Subdivision.

CEO says he needs to see if lots need to be put together before the right of way is moved.

Bryce Emerson says it is her understanding that the lots do not need to be merged in order to move the right of way. The request to merge the lots would not be carried out by the town until next tax cycle.

Question to Bryce Emerson of why it would be ok to move right of way if lots are not merged.

Right of way is not deeded when subdivision was created in 1998.

Mike Pinkham's opinion is that it would not be a problem.

Juliet Geldi is the legal representative of the owner and has found from the "Registered Agent" of the home association that there would be no issue on their end to move the right of way.

Lot 13 overlaps Lots 14 and 15 so the move of the right of way would make it so that it would only run alongside lot 14.

Deirdre McArdle brings up that finding out how the abutter feels about the move of the right of way is important.

Talk to Mike Connors as road commissioner about relocation of the driveway.  
Talk to Mike Pinkham about getting a letter of approval.

Mark Altvater let the board know that he is running for Planning Board.

Jed West is a planning board member until the election in November. He is agreeable to being an alternate after that point. There was some discussion on whether he would be a board member until the end of AJ's term which he is filling in for.

Deb Bisson is planning to step down from being a planning board alternate in a few weeks once she has handed over the Comp Plan.

Mark Altvater agreed to serving as an alternate until the November election. The selectboard would need to approve that appointment.

There was a discussion of LD1829 and because there are no delegated growth areas in this town, it will not be relevant. Deirdre McArdle brought up the idea of getting Aga (town attorney) to weigh in on the Summer Harbor Subdivision and LD 1829. Discussion ensued around using Aga vs MMA with regards to efficacy and expense. The planning board can use legal counsel without approval and does not have a separate legal budget. The legal counsel expense comes out of the town legal budget. MMA could be useful for something that is not so important.

Deb Bisson moved to adjourn, and Jed West seconded. The motion passed unanimously.

The meeting adjourned at 6:30

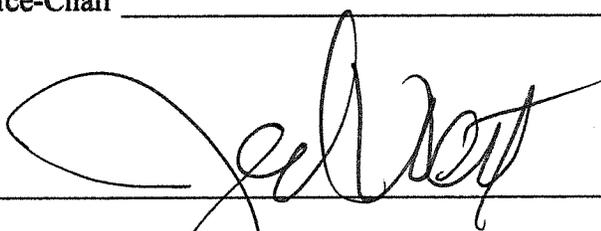
The next Planning Board meeting will be on August 19 at 6PM

Respectfully submitted:

Steven Shepsi Eaton, Secretary 

Deirdre McArdle, Chair 

Jeff Grant, Vice-Chair \_\_\_\_\_

Jed West 

Deb Bisson, Alternate 

Ray Isais 