

**Town of Gouldsboro  
2025  
Planning Board  
Meeting Minutes 8/19/25  
Gouldsboro Town Office**

**Board Members present:**

Deirdre McArdle, Chair  
Jeff Grant, Vice-Chair  
Shepsi Eaton, Secretary  
Ray Jones  
Jed West  
Deb Bisson

**Board Members absent:**

**CEO present:**

Mike Connors

**Number of Guests: 8**

Roy Grover  
Rhonda Snowheart  
Bryce Emerson  
Juliet Geldi  
Mike Rogers  
Dana Rogers  
Jody Miller  
Michael Jennings  
Shanta Jennings  
Mike Pinkham

GRUVEL  
SNOW AERT

**Zoom guests**

Approval of Minutes – Ray Jones moved to accept, and Deb Bisson seconded, approved unanimously.

## CEO Report:

25-70	8/13/25	Donald Farrar	19 Jennys Ln	shoreland	\$8,000	Shed Addition
25-71	8/15/25	Martha McTavish	857 West Bay Rd	shoreland	\$75,000	Garage
25-72	8/18/25	Tracey Smith	41 Cranberry Point Rd		\$5,000	Shed
25-73	8/19/25	Brenden Paradis	108 Timber Cove Rd	shoreland	\$3,000	Shed
25-74	8/25/25	Paul Whitney	Morton Emerson Rd		\$1,000	Shed
25-75	8/26/25	Robert Kalutkiewicz	706 Gouldsboro Point Rd	shoreland	\$2,000	Deck Expansion

Ray Jones inquired if the Rt. 1 Apt Building was phase one. Mike Connors said yes, there are three phases, but it is unlikely that the third phase would be pursued.

Deb Bisson inquired about whether the garage and house being built at the start of Lighthouse Point Rd. was permitted and Mike Connors informed us that yes it was.

Ray Jones asked about the driveway off the Corea Rd. before Oceanside Meadows on the left and Mike Connors let us know that it was DEP permitted.

Deirdre McArdle inquired about the complaint of the fact that a permit was previously denied for a gift shop in Birch Harbor where Me & Ben's is located. The question is whether there was a site plan review for the property that Me & Ben's business is on. Mike Connors found no site plan for the property.

Summer Harbor Subdivision right of way:

Discussion about the proposed move of a right of way in the Summer Harbor Subdivision. From a road commissioner standpoint, it doesn't make a difference whether the right of way is on lot 14 or 15. Does there need to be a setback with the right of way? Mike Connors does not think so. The topography does not appear to be an issue.

Deirdre McArdle inquired with the legal representatives of the property owner of whether the move of the right of way would affect any of the DEP permits that were taken for the subdivision. The answer was no.

Jed West asked whether the right of way is used. Mike and Dana Rogers said they are not aware of it ever being used. It is not easy to physically use the right of way to access the shore. Mike Pinkham was not aware that the right of way existed until this proposed move was brought up.

Deirdre McArdle asked if the owners of lot 13 were contacted. Lot 13 owners asked for information through an email on Aug. 11 and were given the information through an email from Bryce Emerson on Aug. 13.

Mike and Dana Rogers intend to combine the lots onto one deed and move the right of way and include it into the deed.

Ray Jones moved to approve this change (combining of the 2 lots into a new deed and including the new right of way location in the new deed). Jeff Grant seconded. Approved unanimously.

Other Items:

There is a new piece of legislation that anyone sitting on a town board (planning or select) are required to take on training by September 23<sup>rd</sup>, but there was no indication of what that training is.

Roy Grover spoke for Vicki Rea. Vicki Rea lives at 23 Myrick Rd. where for many years Josh Sarnier had a woodworking shop. Roy Grover and Rhonda Snowaert would like to set up a glass studio and approached Vicki Rea about using that building that was previously a woodworking shop. She is interested to know if any site plan or permitting would be needed. They would only be using part of the space as a workspace. They would not be selling anything there on the property. The planning board does not see any reason for a site plan for that property. If there was any change and a shop were to be desired or workshops... then she would need to come back to the planning board for a site plan review.

Mike Connors was asked about the status of the school. Clay Savage had previously said that he agreed about reaching out to the state fire marshal regarding whether a permit is necessary or anything like that. Mike Connors is asking for some sign that he is acting on communication with the state fire marshal and has not received anything. He will reach out to Clay to be sure that something is happening

Jody Miller would like to know if there is a setback requirement between the driveway and the adjacent properties. The planning board informed her that it is 5 feet. She was also curious about if there was any unhoused population in the town and any housing shortage and if the trailer homes by the old sardine factory could be used for anyone. She also asked about if the Rest Ash Oar cabins on the shore were permitted. She was informed that they were permitted. Some of them were preexisting and were permitted to be moved back away from the shore after the January 2024 storms and the others were permitted to be built before that time.

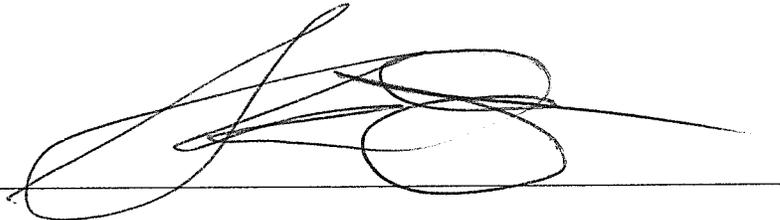
Deb Bisson moved to adjourn, and Jed West seconded. The motion passed unanimously.

The meeting adjourned at 6:45pm

The next Planning Board meeting will be on September 2nd at 6PM

Respectfully submitted:

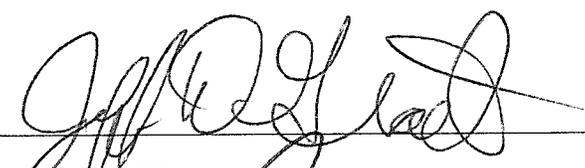
Steven Shepsi Eaton, Secretary



Deirdre McArdle, Chair



Jeff Grant, Vice-Chair



Ray Jones



Jed West

Deb Bisson, Alternate

