

**Town of Gouldsboro  
Planning Board  
Meeting Minutes 9/2/25  
Gouldsboro Town Office**

**Roll Call:**

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

**Board Members absent:**

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**CEO present:**

Mike Connors

**Number of Guests 7:**

Josh McIntyre  
Mark Altvater  
Maryanne Bethel-Bruegger  
Jack Bruegger  
Josh Trundy  
Kevin Barbee  
Bryce Emerson

**Zoom guests**

Barb Prud'homeaux  
Colleen  
Dana Rogers  
Mike Rogers  
Juliette Geldi  
Mrs. Jones  
Alex Pringle  
Aga Dixon  
Maureen Fogarty

Chair, Deirdre McArdle, called the meeting to order at 5:00 PM

Vice Chair, Jeff Grant, moved that the board enter into executive session pursuant to 1 MRSA 405 (6) (e) to consult with the board's legal counsel concerning the board's legal rights and duties and contemplated litigation. Ray Jones seconded the motion. it was approved unanimously

and the planning board entered executive session at 5:07 PM and exited the executive session at 5:32 PM no votes were taken.

The regular Planning Board meeting came to order at 6:00pm

Approval of Minutes from 8/19/25 meeting – Ray Jones moved to accept, and Vice-Chair Jeff Grant seconded, approved unanimously.

Deirdre McArdle (Chair) stated that we the planning board have been made aware that the abutting landowners did not receive notice of the amendment to the summer harbor subdivision with regards to relocation of a right of way.

The Town Attorney, Alex Pringle, stated that a reconsideration would mean that the approval of the amendment would be null and void and would allow for the calling of a public hearing after which the planning board could decide approval or not.

Chair Deirdre McArdle read a statement explaining the concept of reconsideration and said she would consider a motion for reconsideration.

Ray Jones made a motion for reconsideration and Deb Bisson seconded. It was approved unanimously.

Deirdre McArdle, Chair gave Mr. Bruegger the opportunity to speak regarding the reconsideration of the amendment. He had no comment or opposition. The Chair then gave Mr./Mrs. Rogers the chance to speak.

Mr. Bruegger explained that Mrs. Rogers did call him and let him know that they were applying for an amendment and could she have an email so the surveyors could send information. An email did come through on August 11.

Ray Jones moved that the Planning Board hold the public hearing about the amendment to the Summer Harbor subdivision on October 7 at 6pm. Deb Bisson seconded and the motion was approved unanimously.

Mr. Bruegger asked what kind of notice is received regarding the public hearing. He was informed that abutters are given written notice, and a notice is printed in the Ellsworth American for at least two weeks.

**New Business:**

Kevin Barbee has a building permit for a freezer that will be built inside of an existing building. The discussion highlighted that a permit would not be needed for a building project inside of the building if it does not affect the footprint.

## Comp Plan:

Deirdre McArdle brought up that the planning board is responsible for getting the comp plan finalized in a short amount of time. As Chair Deirdre McArdle has assumed leadership due to the resignation of the Comp Plan Chair. She asked each of the Planning Board members to take on two chapters to be responsible for examining and signing off on. each member will receive the appropriate checklist to identify if anything is missing. Once the Planning Board approves it, it goes to the Select Board and is then submitted to the State.

## CEO Report:

6 permits issued since the last meeting. No new residences. 6 unit apartment building on route one is under way with the driveway cut and site work under way.

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

Deb Bisson gave an official resignation from the planning board.

Ray Jones moved to adjourn, and Deb Bisson seconded. The motion passed unanimously.

The meeting adjourned at 6:27pm.

The next Planning Board meeting will be on September 16 at 6PM

Respectfully submitted:

Shepsi Eaton, Secretary



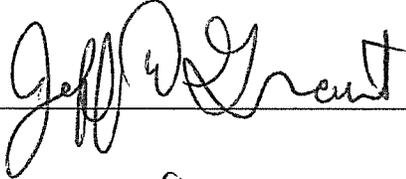
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Deirdre McArdle, Chair



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Jeff Grant, Vice-Chair



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Ray Jones



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Jed West



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