

**Town of Gouldsboro  
Planning Board  
Meeting Minutes 10/21/25  
Gouldsboro Town Office**

**Roll Call:**

Deirdre McArdle, Chair  
Shepsi Eaton, Secretary  
Ray Jones  
Jed West (zoom)  
Roy Gruver (alternate)

**Board Members absent:**

Jeff Grant, Vice-Chair

**CEO present:**

Mike Connors

**Number of Guests 2**

Alicia Woodward Watson  
Mark Altvater

**Zoom guests**

The meeting was called to order by the Chair at 6pm

Approval of Minutes from 10/7/25.

A motion was made by Ray Jones to accept the minutes and Roy Gruver seconded. Motion passed unanimously.

New Business:

Bunkers Seafood patio renovation (removal of stones and replacing with concrete). DEP permit already in place. Planning board approval needed as it is in the CFMA. Motion to approve by Ray Jones and seconded by Shepsi Eaton. Motion accepted unanimously.

Wanda Cote wishes the planning board to put pressure on the Sandpiper Shores Association to make the repairs on the Fire pond to comply with the town subdivision ordinance. The Planning Board suggested that Wanda Cote reach out to the fire chief. If the fire department can install a strainer to the pond, it will at least make it functional.

Unfinished business:

### Comp Plan Update

In Chapter D: Housing, Jed West suggested that we should not be committing to review the ordinances to conform to the goals of the comprehensive plan goals. It is a massive undertaking to inspect all the ordinances for that. Clarification was made that we are not needing to review all the ordinances in the next couple of years, but that it is helpful and pertinent to review the specifically relevant ordinances in an ongoing timeframe.

Upon review of the Goals for all the chapters of the Comprehensive Plan, the Planning Board found some changes were needed in Chapter D and that all the Planning Board timelines be changed to ongoing rather than the defined timeline. The Goals and Objectives were approved as amended.

### 3-Harbors grant

The partnership of the Planning Board, and its role, and the Coastal resilience Committee in the grant of \$50,000 to the Town was discussed. The idea was brought up about changing the title of the General Development district to reflect water dependent development (General Development/Fisheries) The Planning Board had consensus that the title should not be changed.

There was a brief review of the Drummond Woodsum workshop. We will have our own guidebooks shortly. The idea came up that the planning board is required to due diligence when reviewing the site plan. A sample version of a review decision form to ensure due diligence was given out to consider for the town of Gouldsboro.

### CEO Report:

25-90	10/14/25	Rachel Duerr/Matt Runnals	South Gouldsboro Rd		\$2,000	Driveway
25-91	10/14/25	Stephanie Shteirman	980 South Gouldsboro Rd		\$75,000	Residence
25-92	10/15/25	Jaret Miller for Panchal	32 Peninsula Shores Rd	Shoreland	\$1,000,000	Residence (reissued permit)
25-93	10/21/25	Jamie Watson	260 East Schoodic Dr	Shoreland	\$5,000	Patio Reconstruction
25-94	10/21/25	Celine Mogielnicki/Florian Gawehns	South Gouldsboro Rd	Shoreland	\$50,000	Driveway/Land Clearing

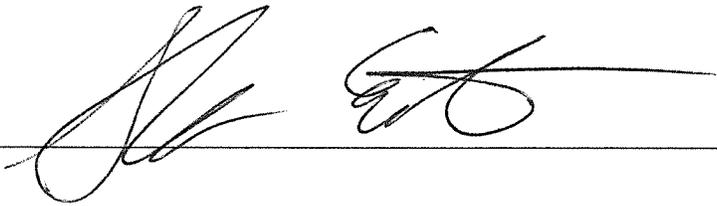
The next meeting of the Planning Board will be November 4 at 6pm.

Ray Jones moved to adjourn, and Shepsi Eaton seconded. The motion passed unanimously.

The meeting adjourned at 6:58 pm

Respectfully submitted:

Shepsi Eaton, Secretary

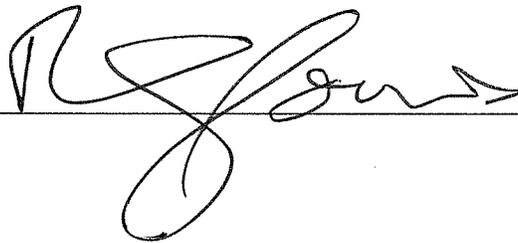
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Deirdre McArdle, Chair

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Jeff Grant, Vice-Chair

Ray Jones

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Jed West

Roy Gruver (Alternate)

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