

**Town of Gouldsboro  
Planning Board  
Meeting Minutes 11/4/25  
Gouldsboro Town Office**

**Roll Call:**

Deirdre McArdle, Chair  
Jeff Grant, Vice-Chair  
Shepsi Eaton, Secretary  
Ray Jones  
Roy Gruver (alternate)

**Board Members absent:**

Jed West

**CEO not present:**

**Number of Guests 1:**

Mark Altvater

**Zoom guests**

Meeting called to order at 6pm

Approval of Minutes: Motion to approve by Ray Jones and Seconded by Roy Gruver

CEO Report

25-95	10/28/25	Acadia Modular for Colleen Fogarty	231 Shark Cove Rd	Shoreland	\$860,000	Residence
25-96	11/3/25	Eugenio Bertin	6 Sasha Way		\$45,000	Residence
25-97	11/3/25	Jacob Grover	39 Sunrise Rd	Shoreland	\$250,000	Residence

Unfinished business:

A Comp Plan update was given. The Comp plan committee has signed off on the chapters, as has the Planning Board members. Bill Zoellick is working on formatting. The Comp Plan will now go to the Select Board. If they accept it, it goes to the State for review, then will return for a public hearing and a town vote at either the next annual meeting or a special town meeting.

New Business:

3 Harbors Meeting coming up on Saturday Nov 15 at the Peninsula School from 1-3pm.

There was a motion made by Ray Jones to adopt the site plan review decision procedure as amended to be used by the Planning Board as a tool for moving through site plan reviews in the future. The motion was seconded by Roy Gruver and the planning board accepted it unanimously.

There was a brief discussion of drafting a Rocket ordinance for the town.

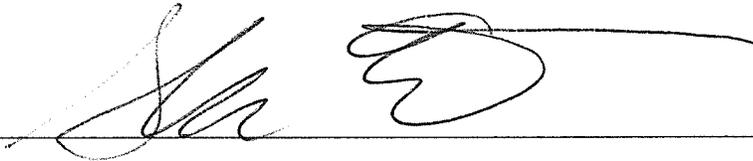
Shepsi Eaton moved to adjourn, and Jeff Grant seconded. The motion passed unanimously.

The meeting adjourned at 6:28pm

The next planning board meeting will be on November 18 at 6pm

Respectfully submitted:

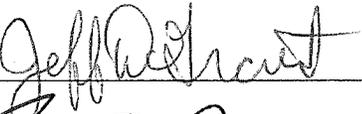
Shepsi Eaton, Secretary



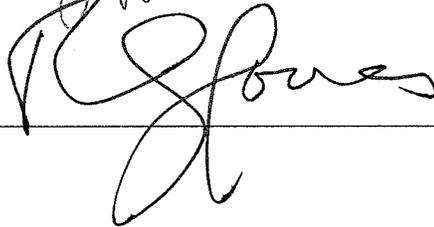
Deirdre McArdle, Chair



Jeff Grant, Vice-Chair



Ray Jones



Jed West

Mark Altwater