

TOWN OF GOULDSBORO

www.gouldsborotown.com

PO BOX 68, Prospect Harbor, Maine 04669

Phone: (207) 963-5589 Fax: (207) 963-2986

Town Manager, Deputy Treasurer, Tax Collector

Josh McIntyre

town.manager@gouldsborotown.com

Board of Selectmen

Robert Harmon, *Chair*

Danny Mitchell, Jr., *Vice Chair*

Peter McKenzie

Jacqueline Weaver

Johnathan Renwick

GOULDSBORO BOARD OF SELECTMEN

NOVEMBER 6, 2025 – 4:30PM

GOULDSBORO TOWN OFFICE

Join Zoom Meeting ****Public Session Only****

<https://us02web.zoom.us/j/8018727702?pwd=WjJmUFhyWVNKZmphOUdoTTdwbDRLUT09>

Meeting ID: 801 872 7702

Passcode: 4uFgxX

EXECUTIVE SESSION for consultation with town attorney in accordance with MRSA Title 1, Chapter 13, Section 405, Paragraph 6E

*****PUBLIC SESSION EXPECTED TO RESUME AT 5PM*****

PLEDGE OF ALLEGIANCE

MINUTES

Approval of Minutes of October 23, 2025

PR WARRANT #24

\$42,600.18

AP WARRANT #25

\$566,231.53

REPORTS:

Selectmen
Treasurer
Committees
Police Department
Fire Department
EMS
Code Enforcement Officer
RSU #24
Town Manager

OLD BUSINESS

- Update on tax-acquired property at 438 Guzzle Road; possible action on disposition.
- Discussion of Comprehensive Plan progress

NEW BUSINESS

- Appointment of Jed West as alternate member of the Planning Board
- Subsurface Wastewater Disposal System approval – holding tank application

PUBLIC COMMENT

ADJOURN

MINUTES OF OCTOBER 23, 2025
GOULDSBORO SELECT BOARD MEETING

Zoom Meeting

<https://us02web.zoom.us/j/8018727702?pwd=WjJmUFhyWVNKZmphOUdoTTdwbDRLUT09>

Meeting ID: 801 872 7702

Password: 4uFgxX

Present: Robert Harmon, Danny Mitchell Jr., Peter McKenzie, Jackie Weaver
Staff: Town Manager Joshua McIntyre
Town Clerk Brianna L. Mitchell
Police Chief James Malloy
Shellfish Warden Mike Pinkham
EMS Director Andi Both
CEO Mike Connors
Audience: 10 (Ten)
Zoom: 6 (Six)

Meeting held at the Gouldsboro Town Office.
Mr. Harmon called the meeting to order at 5PM.



Pledge of Allegiance

APPROVAL OF MINUTES OF OCTOBER 9, 2025

Mr. Mitchell made a motion to approve the minutes of October 9, 2025; 2nd by Mr. McKenzie.
Passed 4/0.

PAYROLL WARRANT #22

Mr. Mitchell made a motion to approve Payroll Warrant #22 in the amount of \$41,293.15; 2nd by Ms. Weaver. Passed 4/0.

A/P WARRANT #23

Mr. Mitchell made a motion to approve A/P Warrant #23 in the amount of \$153,939.30; 2nd by Ms. Weaver. Passed 4/0.

SELECT BOARD REPORTS

Ms. Weaver – Ms. Weaver reported there is a newly installed box in the alcove outside to allow residents access to the newsletter 24/7 if anyone is interested in stopping by to grab one anytime.

Mr. Mitchell – *Nothing at this time.*

Mr. Harmon – Mr. Harmon would like to get the community together to start building the Lobster Trap Christmas Tree and would like to advertise it in the newsletter.

Mr. McKenzie – Mr. McKenzie reported there was a wonderfully written article in the *Ellsworth American* about Schoodic EMS!

TREASURER – See attached

COMMITTEE REPORTS

Veterans' Committee- Chair James Guest reported November 8th at 5PM they will be having the appreciation dinner for all veterans. They will be trying a delivery option for veterans that may not be able to make it out to the dinner. Next year, the committee is going to try to do a patriotic scarecrow contest and flag display for 250th anniversary. Next week, the committee will judge a veteran coloring contest from the kids at the Peninsula School and the committee will hand out prizes.

Shellfish Committee- Shellfish Warden Mike Pinkham met with Sullivan Select Board Tuesday night, they approved to use the Gordan Wharf facility for the new location of the Shellfish Lab. Within the next month, they will be emptying out Bunkers Harbor Shellfish Lab to set it up at the new Sullivan location.

POLICE DEPARTMENT

Chief Malloy reported the new officer, Caleb, has completed phase 3 and has made over 35 traffic stops in Gouldsboro, trying to catch people speeding. The other new guy will start phase 2 in January.

Shoutout to Winter Harbor Police Dept Chief Danny Mitchell and Officer Phil Sargeant for helping the new officer get prepared and helping teach him the road.

FIRE DEPARTMENT – Absent

EMS DEPARTMENT – See attached

EMS Director Andi Both reports there were 25 calls during the dates of 10/02 – 10/15/25. Four of those calls took place in Winter Harbor and seven calls were transfers.

Updates:

- Transfers are going successfully and continue to come in.
- A new hire started orientation today. She has a few years of experience as an EMT and a Firefighter. She is the EMS Chief in Eastbrook and also works on the Bar Harbor Fire Department. We now have 12 people on our roster!
- EMT Katie Shoemaker has been helping process billing and now only has two months left, prior to Andi's arrival. She has about 40 more reports and will be caught up. She is also working on a spreadsheet to transfer data and track calls that come in, who attended calls, how much was billed to insurance and, funds being received back from each call.
- Andi has completed setup for command prompt entries to allow information to transfer from the cardiac monitors to the tablets. Will be very beneficial to use!
- Bunk room window has been installed and smoke alarms have been added as well.
- Andi has been going through all old equipment and disposing of anything that is no longer needed or outdated.
- New pumps are pre-programmed with all medication dosages for emergencies and transfers. Andi also made some calculation cheat sheets for the ambulances.
- Schoodic EMS will be partaking in some community engagement and will be decorating for the trunk or treat in Winter Harbor next Friday!
- There was an article in *Ellsworth American* written by William Tracy that shed some light on our service and was very positive!

CODE ENFORCEMENT OFFICER – See attached

CEO Mike Connors reported:

- He issued 5 permits from 10/08 – 10/21/25 with 2 new residences.
- Transfer Station Light- Versant added a floodlight at the Transfer Station on 10/21/25.
- Salt/Sand- Salt and sand deliveries are being put up in our Salt/Sand building. Approximately 50% has been delivered as of 10/21/25 and will continue until our orders are filled – weather permitting.
- Camera Security Proposals- Mike received three proposals for installation of security cameras to replace legacy equipment in the Town Office/Fire Station, DOT Lot, and Police Department. Proposals include new camera installation for the Rec Center and the Prospect Harbor Pier.
- Roof Replacement Fire Stations #2 and #3- Fire Station #3 was completed on 10/20/25. Fire Station #2/Police Department has been completed as of today. Mike reported the contractor, AM Roofing, did a great job.
- DEP- Three site visits have been completed on 10/20/25. There was guidance given to one resident regarding shoreland, stream, and wetland setbacks for non-conforming structure, 2 field determination of stream on residential lot, 3 guidance on NRPA/PBR permitting for shoreland stabilization.

RSU#24 REPRESENTATIVE – Absent

TOWN MANAGER – See attached

- Town park- In your packets you received a copy of the application by the Scenic Byway Committee for the Maine Semiquincentennial Commission Grant Program. This application was given a green light by the Select Board at the 9/25/25 meeting. Scenic Byway Committee member Allen Colebank was generous enough to pull the whole application together by himself. The town will be the actual applicant and Town Manager Joshua McIntyre would be the project manager. We are seeking \$10,000 through the grant to help pay for some additional upgrades to the park. We will need to begin planning in more detail soon so that work on the transformation of the park can kick off in Spring 2026. The Byway Committee has asked if the town can find a way to move the children's lobster boat at no cost to the project from its current location next to the PHWC down to the town park.
- Housing- In August, HCPC issued an RFP on behalf of the Town and Maine Coast Heritage Trust for a feasibility study on the parcel on West Bay Road acquired from the Eaton family a couple of years ago. After reviewing three proposals, WSP of Portland was selected as the consultant, and HCPC is working to put a contract in place. WSP will also be doing a similar examination of a parcel in Sullivan in well. Jackie Weaver and Town Manager Joshua McIntyre attended a Housing Developers' Conference on 10/17/25 at the Schoodic Institute. It was well attended (over 40 people) and had some very useful information from experts in the field. Talks continue through Schoodic Area League of Towns and the monthly Schoodic Region Housing Forum about steps that can be taken to relive some of the housing issues facing our area. A non-profit housing trust that could work on these issues privately continues to be discussed.
- Audit- Aleta has worked closely with James Wadman on our audit. It will be finalized soon!
- RFP- Town Manager Joshua McIntyre would like to solicit quotes for new telephone systems as ours is very old and outdated. He would also like to upgrade the website to offer citizen notifications, along with some other interactive features as well.

Old Business

Consideration and vote on Remote Participation policy

Town Manager Josh McIntyre is presenting the proposed Remote Participation Policy that was discussed at a previous Select Board meeting.

Mr. Mitchell made a motion to accept the Remote Participation policy as written; 2nd by Ms. Weaver. Passed 4/0.

Consideration and vote on Public Comment policy

Town Manager Josh McIntyre is presenting the proposed Public Comment Policy that was discussed at a previous Select Board meeting. Josh recommends in section 3c, to use the wording “public comments must be germane to Town business or the topic at hand.” Josh also recommends under public comment period, to not exceed 15 minutes as there is not a time frame filled in yet. The Select Board agrees to make these revisions.

Mr. Mitchell made a motion to amend the public comment policy as read; 2nd by Ms. Weaver. Passed 4/0.

New Business

Appointment of election clerks

The list of election clerks for this coming election on November 4, 2025 is as listed:

- Vifvan Rea
- Frank Minutillo
- Thomasina Watson
- Martha Metzler
- Patricia Fiske
- Becky Follette

Mr. Mitchell made a motion to accept the above listed election clerks for the upcoming election on November 4, 2025; 2nd by Mr. McKenzie. Passed 4/0.

Appointment of election warden

Mr. Mitchell made a motion to appoint Cheryl Brackett as the election warden for the upcoming election on November 4, 2025; 2nd by Mr. McKenzie. Passed 4/0.

Approval of contract through 09/30/2026 with RJD Appraisal

Mr. Mitchell made a motion to continue contract with RJD Appraisal for a year for assessing needs; 2nd by Mr. McKenzie. Passed 4/0.

Consideration and vote on changes to EMS fee schedule for PIFT

Schoodic EMS (Gouldsboro Fire Department) Fee Schedule Fiscal Year 2026
(July 1, 2025 – June 30, 2026)

	2022 – 2023	Proposed for FY26
Mileage	20.00	21.00
BLS Emergency	974.00	1,022.70

ALS 1 Emergency	1,190.00	1,249.50
ALS 2 Emergency	1,425.00	1,496.25
BLS non-emergency	800.00	840.00
ALS non-emergency	1,025.00	1,076.25
ALS Backup	325.00	341.25
Non-Transports (with medication)	325.00	341.25
Patient Assessment Lift Assist	125.00	131.25
Paramedic Interfacility Transport		1250.00
Specialty Care Transport		1450.00
Critical Care Transport Ground		1750.00

Mr. Mitchell made a motion to accept the fee schedule as proposed; 2nd by Mr. McKenzie. Passed 4/0.

Permission to close town office at 2PM on December 24th

Mr. Mitchell made a motion to allow the Town Office to close at 12PM on December 24, 2025; 2nd by Mr. McKenzie. Passed 4/0.

Discussion of bids and possible award of contract for repairs to Prospect Harbor Parking Lot

Prospect Harbor Pier Parking Lot Repairs

Contractor	Total Bid Amount
Northeast Paving	\$40,230
Eastern Maine Excavation	\$49,500

Town Manager Joshua McIntyre reported there were two bids submitted for the Prospect Harbor Parking Lot repairs. The Town will be responsible for 10% of cost plus \$2,000.

Mr. Mitchell made a motion to award the bid to Northeast Paving; 2nd by Ms. Weaver. Passed 4/0.

Review and discussion of security system proposals for town facilities

Superintendent of Town Infrastructure Mike Connors is researching the three proposals that were submitted. The Select Board would like to discuss at a future meeting when Mike is ready to propose a company.

Approval of lease agreement for Dana Rice, Jr. for use of building at former DOT Lot

The lease will go from November 1, 2025 through May 1, 2026. Dana Rice Jr has been leasing this building from us in previous years.

Mr. Mitchell made a motion to approve the lease agreement for Dana Rice Jr; 2nd by Ms. Weaver. Passed 4/0.

PUBLIC COMMENT

Anne Sterling, resident of Gouldsboro, asked the Town Manager and the Select Board do all possible to keep up with local conditions and local issues that might arise from SNAP benefits being placed on pause during the federal government shutdown. Mr. Harmon reported the community has been helping the local food pantry for these conditions. Jim Guest mentioned the food pantry could use volunteers and donors for the food pantry to survive. The support from the community has been tremendous. Donna Harmon, the Director of the Food Pantry, mentioned the pantry has a meeting tomorrow to put a plan in place for this issue, should it arise. The past few days the community has

come together and has been donating. Whether it is monetary or perishables, people are helping and the Food Pantry is very appreciative!

ADJOURN: Mr. Mitchell moved to adjourn the meeting at 6:08PM; 2nd by Mr. McKenzie. Passed 4/0.

Respectfully submitted,
Brianna L. Mitchell, Town Clerk

Please note: These minutes are not verbatim. A tape recording of the meeting is available at the Town Office during regular business hours.

Enclosures: Agenda, Minutes of 10.09.25, Payroll Warrant #22, A/P Warrant #23, Treasurer's Report, EMS Calls Report 10.02 – 10.15.25, CEO Report, Town Manager's Report, Maine Semi quincennial Commission Grant Program, RJD Appraisal Proposal, Schoodic EMS Fee Schedule 07.01.25 – 06.30.26, Prospect Harbor Parking Lot bids, Camera Security System Proposals, Expense Summary Report.

BOARD OF SELECTMEN

Minutes of October 23, 2025 and Approval on November 6, 2025

Robert Harmon, *Chair*

Danny Mitchell, Jr., *Vice Chair*

Peter McKenzie

Jackie Weaver

WARRANT: 24

Check	D / D	Check	Employee	Gross Pay
800	2,317.83	0.00	148 ANDREA H BOTH	2,884.62
801	131.06	0.00	149 ELLYSEA J BRYANT	142.63
802	1,788.69	0.00	136 MICHAEL L CONNORS	2,692.31
803	1,985.60	0.00	099 MATTHEW A CORREIA	2,865.20
804	84.53	0.00	150 AMIR F FORCE	92.00
805	889.52	0.00	106 ALETA M FUSCO	1,198.50
806	1,223.41	0.00	081 RACHEL L HANNA	1,705.20
807	633.19	0.00	147 TAYLOR AJ LEBLANC	720.00
808	616.17	0.00	119 PAMELA J LINSKOTT	730.46
809	2,366.37	0.00	143 JAMES R MALLOY	3,308.00
810	2,751.60	0.00	141 JOSHUA R MCINTYRE	4,503.85
811	650.46	0.00	125 MAGEN I MERCHANT	1,627.78
812	1,590.00	0.00	073 BRIANNA L MITCHELL	2,252.30
813	1,584.39	0.00	153 CALEB M NORTON	2,000.00
814	2,637.14	0.00	044 MICHAEL A PINKHAM	3,386.87
815	2,129.88	0.00	041 BENJAMIN AR SOUDERS	2,362.88
816	1,190.78	0.00	140 MAYNARD D TRAFTON III	1,483.30
817	218.42	0.00	098 LAURIE A URQUHART	237.70
15999	0.00	263.22	063 PAUL HORN	291.20
16000	0.00	1,600.57	132 KATHARINE E SHOEMAKER	1,748.24
16001	0.00	1,846.67	120 PAUL M SHOEMAKER	2,196.48
818	0.00	24,789.04	D / D 2 BAR HARBOR BANK & TRUST	
819	0.00	8,211.61	T & A 2 FEDERAL WITHHOLDING TX	
820	0.00	1,502.46	T & A 1 MAINE REVENUE TAXES	
821	0.00	384.28	T & A 4 ME PAID FAMILY MEDICAL LEAVE	
822	0.00	1,955.31	T & A 5 MePERS	
16002	0.00	2,047.02	T & A 3 MISSION SQUARE-304479	
Total	24,789.04	42,600.18		38,429.52

Put into A/P **15,148.35**
 Taken out of A/P **(14,100.68)**

Total Payroll 43,647.85

Count
 Checks 27

TO THE TREASURER OF THE TOWN OF GOULDSBORO:
 THIS IS TO CERTIFY THAT THERE IS DUE AND CHARGEABLE TO THE APPROPRIATIONS
 LISTED ABOVE THE SUM SET AGAINST EACH NAME AND YOU ARE DIRECTED TO PAY UNTO
 THE PARTIES NAMED IN THIS SCHEDULE.

 ROBERT HARMON

 JACQUELINE WEAVER

 PETER MCKENZIE

 DANNY MITCHELL JR

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
00267 A.M. ROOFING LLC						
0197	16037	11	FD.ROOFS CONTRACT 10/2025	10/22/2025		
STATION 2AND3 ROOF CONTR.			E 97-01-90-01		32,200.00	0.00
			BUILD GROUND / BUILD GROUND - RESERVES / EXPENSE			
			Vendor Total-		32,200.00	
00026 AT&T MOBILITY						
0197	16038	11	287359504335X10282025	EMS PHONE 10/25		
EMS PHONE			E 40-03-15-02		116.10	0.00
			PUBLICSAFETY / AMBULANCE - UTILITIES / COMMUNICATE			
			Vendor Total-		116.10	
00031 BAR HARBOR BANK & TRUST						
0197	16039	11	NOV 2025 PAYMENT 33400708			
PRINCIPAL			E 30-11-45-02		45,000.00	0.00
			TOWNPORPERTY / PW SITE - DEBT SERVICE / PRINCIPAL			
INTEREST			E 30-11-45-01		2,977.05	0.00
			TOWNPORPERTY / PW SITE - DEBT SERVICE / INTEREST			
			Vendor Total-		47,977.05	
00271 BINDER LIFT INC						
0197	16040	11	10/9/2025	INV#251919		
BARIATRIC BINDER LIFT			E 92-01-90-01		1,336.50	0.00
			EMS RESERVE / EMS RESERVE - RESERVES / EXPENSE			
			Vendor Total-		1,336.50	
00050 BROWN'S COMMUNICATION, INC.						
0197	16041	11	10/7/2025	INV#39984		
EMS REPROGRAM.			E 92-01-90-01		40.00	0.00
			EMS RESERVE / EMS RESERVE - RESERVES / EXPENSE			
			Invoice Total-		40.00	
0197	16041	11	10/2/2025	INV#39978		
MOTOROLA RADIO			E 92-01-90-01		3,300.00	0.00
			EMS RESERVE / EMS RESERVE - RESERVES / EXPENSE			
			Invoice Total-		3,300.00	
			Vendor Total-		3,340.00	
01686 CARDMEMBER SERVICE						
0197	16042	11	9/23/2025-10/21/2025	11/17/2025		
ADMIN/OFFICE SUPPLIES			E 10-01-30-08		60.68	0.00
			ADMIN / ADMIN - SUPPLIES / GENERAL			
FEDEX MAILING			E 10-01-30-02		43.65	0.00
			ADMIN / ADMIN - SUPPLIES / POSTAGE			
LIEN DISCHARGE			R 04-01		20.58	0.00
			SERVICE CHG - LIEN FEES			
ADT SEC/NEXTIVA			E 30-05-15-02		234.86	0.00
			TOWNPORPERTY / FIRESTATION2 - UTILITIES / COMMUNICATE			
WALL CALENDAR ASSESSOR			E 20-01-30-08		6.29	0.00
			SERVICES / ASSESSORS - SUPPLIES / GENERAL			
STARLINK			E 20-04-15-02		50.00	0.00
			SERVICES / CEP - UTILITIES / COMMUNICATE			
GET WELL CORR.			E 10-01-30-19		79.66	0.00
			ADMIN / ADMIN - SUPPLIES / SPECIAL PROJ			
STARLINK			E 30-06-15-02		50.00	0.00
			TOWNPORPERTY / FIRESTATION3 - UTILITIES / COMMUNICATE			

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
GRANITE-TO			E 30-01-15-02		273.87	0.00
			TOWNPROPERTY / TOWN OFFICE - UTILITIES / COMMUNICATE			
PIZZA			E 10-01-30-19		102.94	0.00
			ADMIN / ADMIN - SUPPLIES / SPECIAL PROJ			
CEO FUEL			E 50-01-30-03		26.02	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / VEHICLE FUEL			
CEO MOUSE			E 50-01-30-08		25.95	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / GENERAL			
CEO CELLPHONE			E 50-01-15-02		92.22	0.00
			PUBLIC WORKS / MAINTENANCE - UTILITIES / COMMUNICATE			
K9 PATCHES			E 40-01-30-17		325.00	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / UNIFORMS			
TRASH BAGS			E 30-05-30-08		24.01	0.00
			TOWNPROPERTY / FIRESTATION2 - SUPPLIES / GENERAL			
CALENDAR PD			E 40-01-30-08		6.29	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / GENERAL			
W.ROBBINS REIMB. WRONGCRD			E 40-01-30-08		225.09	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / GENERAL			
CLOROX WIPES			E 30-01-30-08		35.98	0.00
			TOWNPROPERTY / TOWN OFFICE - SUPPLIES / GENERAL			
MAILING PD			E 40-01-30-02		33.40	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / POSTAGE			
EMS SUPPLIES			E 40-03-30-14		25.82	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / EMS			
SUPPLIES			E 40-03-30-08		206.03	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / GENERAL			
PHWC HEATING OIL			E 30-07-15-03		112.68	0.00
			TOWNPROPERTY / PHWC - UTILITIES / HEAT			
Vendor Total-					2,061.02	
01004 CONSOLIDATED COMMUNICATIONS						
0197	16043	11	119842904600 TOWN OFFICE	10/18/2025		
Town Office			E 30-01-15-02		174.00	0.00
			TOWNPROPERTY / TOWN OFFICE - UTILITIES / COMMUNICATE			
Vendor Total-					174.00	
00270 CURTIS FAMILY SHOE INC						
0197	16044	11	M.PINKHAM BOOTS	FA4E1BGAX5HYJ		
M.PINKHAM BOOTS			E 86-01-90-01		140.21	0.00
			SHELLFISH / SHELLFISH - RESERVES / EXPENSE			
Vendor Total-					140.21	
01349 DANA B. RICE, JR						
0197	16045	11	NOVEMBER 2025 PAYMENT	11/2025		
SNOWPLOWING			E 50-02-20-20		35,714.30	0.00
			PUBLIC WORKS / MAINTENANCE - SERVICES / SNOWPLOWING			
Vendor Total-					35,714.30	
00268 DESIGN GROUP COLLABORATIVE						
0197	16046	11	10/22/2025 PHWC ARCH. SER	INV#3294		
PHWC ARCHIT. SERVICES			E 97-01-90-01		2,310.00	0.00
			BUILD GROUND / BUILD GROUND - RESERVES / EXPENSE			
Vendor Total-					2,310.00	
01218 DM&J WASTE						
0197	16047	11	10/13/2025	INV#159188		
6.44T @ \$120.00			E 50-07-20-25		772.80	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
ROLLOFF transport fee			E 50-07-20-25		425.00	0.00
6.56T X \$120.00			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
			E 50-07-20-25		787.20	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
ROLLOFF transport fee			E 50-07-20-25		425.00	0.00
6.15T X \$120.00			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
			E 50-07-20-25		738.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
ROLLOFF transport fee			E 50-07-20-25		425.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
Invoice Total-					3,573.00	
0197	16047	11	INV#159447	10/23/25		
13.1T @ \$109.08			E 50-07-20-25		1,572.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
ROLLOFF transport fee			E 50-07-20-25		425.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
9.16T X \$109.08			E 50-07-20-25		1,099.20	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
ROLLOFF transport fee			E 50-07-20-25		425.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / DISPOSAL			
Invoice Total-					3,521.20	
Vendor Total-					7,094.20	
00341 EAGLE POINT ENERGY CENTER, LLC						
0197	16048	11	10/19/2025	inv#4483BYPASS		
5.19T X \$90.93			E 50-05-20-15		471.93	0.00
			PUBLIC WORKS / SW & RECYCLE - SERVICES / WASTE DISP			
4.46T X \$90.93			E 50-05-20-15		405.55	0.00
			PUBLIC WORKS / SW & RECYCLE - SERVICES / WASTE DISP			
Invoice Total-					877.48	
0197	16048	11	9/14/2025	INV#4258BYPASS		
6.72T X \$90.93			E 50-05-20-15		611.05	0.00
			PUBLIC WORKS / SW & RECYCLE - SERVICES / WASTE DISP			
4.88T X \$90.93			E 50-05-20-15		443.74	0.00
			PUBLIC WORKS / SW & RECYCLE - SERVICES / WASTE DISP			
Invoice Total-					1,054.79	
Vendor Total-					1,932.27	
00593 ELIZABETH RAY						
0197	16049	11	10/31/2025-TOWN OFFICE	INV#2596		
MOWING: TOWN OFFICE			E 30-01-20-12		462.00	0.00
			TOWNPROPERTY / TOWN OFFICE - SERVICES / MOWING			
Invoice Total-					462.00	
0197	16049	11	10/31/2025- REC. CENTER	INV#2594		
MOWING: COMM CTR			E 30-02-20-12		860.00	0.00
			TOWNPROPERTY / COMMUNITYCTR - SERVICES / MOWING			
Invoice Total-					860.00	
0197	16049	11	10/31/2025- PHWC	INV#2598		
MOWING: PHWC			E 30-07-20-12		602.00	0.00
			TOWNPROPERTY / PHWC - SERVICES / MOWING			
Invoice Total-					602.00	
0197	16049	11	10/31/2025- TOWN PARK	INV#2595		
MOWING: TOWN PARK			E 96-01-90-01		915.00	0.00
			J STRATER RE / J STRATER RE - RESERVES / EXPENSE			
Invoice Total-					915.00	

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description	Account	Proj				
Vendor Total-					2,839.00	
00128 HAMMOND LUMBER COMPANY						
0197	16050	11	10/16/2025 FIELD PAINT	INV#9372551		
SOCER FIELD PAINT 2025	E 20-08-20-31				37.44	0.00
	SERVICES / RECREATION - SERVICES / EVENTS					
Vendor Total-					37.44	
00100 HANCOCK COUNTY REGISTRY OF DEEDS						
0197	16051	11	1 LIEN DISCHARGE	1 DISCHARGE		
recording/discharge	R 04-01				19.00	0.00
	SERVICE CHG - LIEN FEES					
Vendor Total-					19.00	
00195 HARMON'S						
0197	16052	11	CARWASH 10/2025			
CAR WASH	E 40-01-30-04				14.00	0.00
	PUBLICSAFETY / POLICE - SUPPLIES / VEH MAINT					
Vendor Total-					14.00	
00269 LIGHTHOUSE APPRAISAL 195, LLC						
0197	16053	11	10/22/2025 M22L25A GUZZLE	01JL10202025		
M22L25A GUZZLE RD APPRAIS	G 1-125-00				550.00	0.00
	GENERAL FUND / TAX ACQUIRED					
Invoice Total-					550.00	
0197	16053	11	10/23/2025 M22L25C GUZZLE	02JL10202025		
M22L25C GUZZLE APPRAISAL	G 1-125-00				550.00	0.00
	GENERAL FUND / TAX ACQUIRED					
Invoice Total-					550.00	
0197	16053	11	10/24/2025 438 GUZZLE RD	03JL10202025		
438 GUZZLE RD APPRAISAL	G 1-125-00				650.00	0.00
	GENERAL FUND / TAX ACQUIRED					
Invoice Total-					650.00	
Vendor Total-					1,750.00	
01563 MAINE MUNICIPAL ASSOCIATION						
0197	16054	11	10/2/2025	INV#1000495977		
M. CONNORS MMA CONV. 2025	E 50-01-40-04				145.00	0.00
	PUBLIC WORKS / MAINTENANCE - STAFF / TRAINING					
Invoice Total-					145.00	
0197	16054	11	10/21/2025 PUB. MANUAL	INV#1000496403		
PUBLICATION MANUAL	E 10-01-40-04				52.00	0.00
	ADMIN / ADMIN - STAFF / TRAINING					
Invoice Total-					52.00	
0197	16054	11	10/28/25 J.M BCKGRD CHECK	INV#0000556149		
J.MCDEVITT BACKGROUND CHK	E 10-01-40-01				77.78	0.00
	ADMIN / ADMIN - STAFF / DUES					
Invoice Total-					77.78	
Vendor Total-					274.78	
01705 MCKESSON MEDICAL - SURGICAL						
0197	16055	11	10/30/2025	INV#82815125		
MED SUPPLIES	E 40-03-30-14				229.90	0.00
	PUBLICSAFETY / AMBULANCE - SUPPLIES / EMS					

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description	Account	Proj				
Invoice Total-					229.90	
0197	16055	11	10/29/2025	INV#82810592		
EMS SUPPLIES	E 40-03-30-14		PUBLICSAFETY / AMBULANCE - SUPPLIES / EMS		24.40	0.00
Invoice Total-					24.40	
Vendor Total-					254.30	
00275 MC'S MARKET						
0197	16056	11	FIRE FUEL OCTOBER 2025	10/25 FD		
FD GAS	E 40-02-30-03		PUBLICSAFETY / FIRE DEPT. - SUPPLIES / VEHICLE FUEL		82.26	0.00
Invoice Total-					82.26	
0197	16056	11	PD FUEL OCT 2025	10/2025 PD		
PD GAS	E 40-01-30-03		PUBLICSAFETY / POLICE - SUPPLIES / VEHICLE FUEL		805.59	0.00
Invoice Total-					805.59	
0197	16056	11	SHELLFISH FUEL 10/2025	SHELL FUE 10/25		
SHELLFISH GAS	E 20-12-30-03		SERVICES / SHELL - SUPPLIES / VEHICLE FUEL		118.97	0.00
Invoice Total-					118.97	
0197	16056	11	EMS FUEL OCTOBER 2025	10/25 EMS		
EMS GAS	E 40-03-30-03		PUBLICSAFETY / AMBULANCE - SUPPLIES / VEHICLE FUEL		514.15	0.00
Invoice Total-					514.15	
Vendor Total-					1,520.97	
01244 NEW ENGLAND SALT COMPANY, LLC						
0197	16057	11	10/20/2025	INV#46330		
34.34T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,575.50	0.00
32.33T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,424.75	0.00
35.49T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,661.75	0.00
35.18T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,638.50	0.00
35.29T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,646.75	0.00
Invoice Total-					12,947.25	
0197	16057	11	10/24/2025	INV#46368		
33.7T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,527.50	0.00
33.6T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,520.00	0.00
34.05T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,553.75	0.00
34.49T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,586.75	0.00
34.11T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,558.25	0.00
34.17T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,562.75	0.00
34.12T @ \$75.00	E 50-01-30-22		PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT		2,559.00	0.00

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
33.52T @ \$75.00			E 50-01-30-22		2,514.00	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT			
33.23T @ \$75.00			E 50-01-30-22		2,492.25	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SALT			
			Invoice Total-		22,874.25	
			Vendor Total-		35,821.50	
01868 PAUL SHOEMAKER						
0197	16058	11	10/30/25 SINK FAUCET PART	REIMB. P.S.		
FAUCET SINK PART REIMB.			E 30-04-30-08		7.89	0.00
			TOWNSPROPERTY / FIRESTATION1 - SUPPLIES / GENERAL			
			Vendor Total-		7.89	
00365 RAY PLUMBING COMPANY						
0197	16059	11	10/21/2025 TRANS. STATION	INV#353279		
TRANS. STATION PORTA POT			E 30-10-35-01		150.00	0.00
			TOWNSPROPERTY / T STATION - REPAIRS / BUILDINGS			
			Vendor Total-		150.00	
01067 REGIONAL SCHOOL UNIT #24						
0197	16060	11	NOVEMBER 2025 PAYMENT	11/2025		
School - Gouldsboro			E 80-02-50-07		325,950.09	0.00
			EDUCATION / RSU#24 - MISC. / EDUCATION			
			Vendor Total-		325,950.09	
00224 RE JORDAN & SONS CONSTRUCTION INC.						
0197	16061	11	10/28/2025 WINTER SAND 25	INV#27116		
WINTER SAND 2025			E 50-01-30-21		37,800.00	0.00
			PUBLIC WORKS / MAINTENANCE - SUPPLIES / WINTER SAND			
			Vendor Total-		37,800.00	
00370 RJD APPRAISAL						
0197	16062	11	10/7/2025 ZEB	10/7/25 ZEB		
10/7/2025 ZEB HERE			E 20-01-20-27		725.00	0.00
			SERVICES / ASSESSORS - SERVICES / CONTRACTOR			
			Vendor Total-		725.00	
01132 ROBERT HARMON						
0197	16063	11	NOVEMBER 2025 PAYMENT	11/20225		
Transfer Station			E 50-07-20-24		2,000.00	0.00
			PUBLIC WORKS / TRANSFER STA - SERVICES / TS OPERATOR			
Trash Pickup			E 50-05-20-16		11,500.00	0.00
			PUBLIC WORKS / SW & RECYCLE - SERVICES / WASTE PICKUP			
			Vendor Total-		13,500.00	
00721 ROY D. GOTT - CHARYBDIS COMPUTER SERV						
0197	16064	11	Inv#:6470	10/9/2025		
PD COMPUTER SET UP			E 40-01-30-07		806.49	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / HARDWARE			
			Vendor Total-		806.49	
00374 S&S ENTERPRISES						
0197	16065	11	10/30/2025	INV#35852		
SCHOODIC 24 MAINT.			E 40-03-30-04		160.65	0.00
			PUBLICSAFETY / AMBULANCE - SUPPLIES / VEH MAINT			
			Vendor Total-		160.65	

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
00535 SEACOAST SECURITY, INC.						
0197	16066	11	10/22/2025 TOWN OFFICE	INV#7309815		
ALARM SERVICE OCT 2025			E 30-01-15-08		236.50	0.00
			TOWNPROPERTY / TOWN OFFICE - UTILITIES / SECURITY			
			Vendor Total-		236.50	
00989 STAPLES						
0197	16067	11	10/25/2025	INV#ATL10181243		
TOWN OFFICE COPY PAPER			E 10-01-30-08		217.45	0.00
			ADMIN / ADMIN - SUPPLIES / GENERAL			
			Vendor Total-		217.45	
00309 STATE OF MAINE						
0197	15996	11	10/14/2025-10/17/2025	10/28/2025		
REGISTRATION FEES			G 1-240-02		2,612.00	0.00
			GENERAL FUND / MV REG FEE			
SALES TAX			G 1-240-03		192.50	0.00
			GENERAL FUND / MV SALES TAX			
TITLE FEES			G 1-240-04		99.00	0.00
			GENERAL FUND / MV TITLE			
			Invoice Total-		2,903.50	
0197	15997	11	10/20/2025-10/22/2025	10/29/2025		
REGISTRATION FEES			G 1-240-02		1,072.50	0.00
			GENERAL FUND / MV REG FEE			
SALES TAX			G 1-240-03		110.00	0.00
			GENERAL FUND / MV SALES TAX			
TITLE FEES			G 1-240-04		33.00	0.00
			GENERAL FUND / MV TITLE			
			Invoice Total-		1,215.50	
0197	15998	11	10/23/2025-10/24/2025	11/3/2025		
REGISTRATION FEES			G 1-240-02		487.00	0.00
			GENERAL FUND / MV REG FEE			
SALES TAX			G 1-240-03		2,855.88	0.00
			GENERAL FUND / MV SALES TAX			
TITLE FEES			G 1-240-04		38.24	0.00
			GENERAL FUND / MV TITLE			
			Invoice Total-		3,381.12	
			Vendor Total-		7,500.12	
00028 VERSANT POWER						
0197	16069	11	9/18/25-10/20/25	INV#19483102		
DOT LOT			E 30-11-15-01		128.82	0.00
			TOWNPROPERTY / PW SITE - UTILITIES / ELECTRICITY			
			Invoice Total-		128.82	
0197	16069	11	9/18/2025-10/20/2025	INV#19483095		
COMM CTR			E 30-02-15-01		177.45	0.00
			TOWNPROPERTY / COMMUNITYCTR - UTILITIES / ELECTRICITY			
			Invoice Total-		177.45	
0197	16069	11	9/18/25-10/20/2025	INV#19483109		
DOT UNIT			E 30-11-15-01		144.79	0.00
			TOWNPROPERTY / PW SITE - UTILITIES / ELECTRICITY			
			Invoice Total-		144.79	
0197	16069	11	9/23/2025-10/23/2025	INV#19512530		

A / P Warrant

Warrant 25

Jrnl	Check	Month	Invoice Description	Reference	Amount	Encumbrance
Description			Account	Proj		
TOWN OFF BLDG			E 30-01-15-01		210.60	0.00
			TOWNPROPERTY / TOWN OFFICE - UTILITIES / ELECTRICITY			
			Invoice Total-		210.60	
0197	16069	11	9/22/2025-10/22/2025	INV#19512537		
WOMEN'S CLUB BLDG			E 30-07-15-01		58.07	0.00
			TOWNPROPERTY / PHWC - UTILITIES / ELECTRICITY			
			Invoice Total-		58.07	
0197	16069	11	9/19/2025-10/21/2025	INV#19490529		
FIRE ST#3			E 30-06-15-01		92.56	0.00
			TOWNPROPERTY / FIRESTATION3 - UTILITIES / ELECTRICITY			
			Invoice Total-		92.56	
0197	16069	11	9/19/2025-10/21/2025	INV#19490537		
FIRE ST#2			E 30-05-15-01		266.96	0.00
			TOWNPROPERTY / FIRESTATION2 - UTILITIES / ELECTRICITY			
			Invoice Total-		266.96	
0197	16069	11	9/19/2025-10/21/2025	INV#19490545		
TR STATION			E 30-10-15-01		47.08	0.00
			TOWNPROPERTY / T STATION - UTILITIES / ELECTRICITY			
			Invoice Total-		47.08	
0197	16069	11	9/22/2025-10/22/2025	INV#19512524		
FIRE ST #1			E 30-04-15-01		170.48	0.00
			TOWNPROPERTY / FIRESTATION1 - UTILITIES / ELECTRICITY			
			Invoice Total-		170.48	
0197	16069	11	9/23/2025-10/22/2025	INV#19512564		
TOWN PARK			E 96-01-90-01		22.52	0.00
			J STRATER RE / J STRATER RE - RESERVES / EXPENSE			
			Invoice Total-		22.52	
0197	16069	11	9/26/2025-10/27/2025	INV#19512554		
STREET LIGHTS			E 50-03-15-04		650.17	0.00
			PUBLIC WORKS / STREETLIGHTS - UTILITIES / STREETLIGHTS			
			Invoice Total-		650.17	
0197	16069	11	OCT 2025 - TOWN PIER			
PH PIER			E 30-08-15-01		58.90	0.00
			TOWNPROPERTY / PIER - UTILITIES / ELECTRICITY			
			Invoice Total-		58.90	
			Vendor Total-		2,028.40	
01755 WEX BANK						
0197	99999	11	ACCT:04600242368-9 PD	INV#108128201		
PD FUEL PURCHASES			E 40-01-30-03		222.30	0.00
			PUBLICSAFETY / POLICE - SUPPLIES / VEHICLE FUEL			
			Vendor Total-		222.30	

Treasurer's Report

11/06/2025

Bank: 1 - BAR HARBOR BANKING & TRUST

STATEMENT DATE 10/31/2025

		<u>AMOUNT</u>	<u>COUNT</u>
BEGINNING BALANCE		1,724,838.38	
DEPOSITS ON STATEMENT	+	0.00	0
RETURNED CHECKS	-	0.00	0
INTEREST	+	0.00	0
OTHER CREDITS	+	0.00	0
CASHED CHECKS	-	0.00	0
OTHER DEBITS	-	0.00	0
STATEMENT BALANCE		1,724,838.38	
OUTSTANDING DEPOSITS	+	2,593,368.14	65
OUTSTANDING CHECKS	-	1,169,375.15	149
OUTSTANDING OTHER	+	149,193.05	26
CHECKBOOK AT STATEMENT		3,298,024.42	
OTHER DEPOSITS	+	208,620.71	4
ISSUED CHECKS	-	608,831.71	45
ISSUED OTHER	+	-30,006.55	1
CURRENT CHECKBOOK		2,867,806.87	

Schoodic EMS

Calls from 10/16/2025-10/29/2025

26 calls overall, 6 Winter Harbor calls, 3 Transfers

Date	Time	Run#	Type		Location
16-Oct	1015	325	Fall	Refusal	Gouldsboro
16-Oct	2205	326	Respiratory	Transport	Gouldsboro
17-Oct	0:24	327		Transfer	MDI-> home
18-Oct	913	328		Transfer	DECH->EMMC
18-Oct	1343	329	Abdominal Pain	Transport	Hancock
18-Oct	1858	330	Fall	Transport	Winter Harbor
20-Oct	235	331	Fall	Refusal	Gouldsboro
20-Oct	938	332	Fall	Transport	Gouldsboro
21-Oct	1351	333	Respiratory	Transport	Gouldsboro
22-Oct	1335	334		Transfer	MDI->EMMC
22-Oct	1805	335	GI, dizziness	Transport	Gouldsboro
23-Oct	317	336	Fall	Refusal	Gouldsboro
23-Oct	1507	337	No Findings	No Pt Contact	Gouldsboro
23-Oct	2007	338	Fall	Transport	Steuben
24-Oct	1147	339	Fall	Refusal	Winter Harbor
24-Oct	1255	340	No Findings	No Pt Contact	Gouldsboro
26-Oct	729	341	No Findings	No Pt Contact	Gouldsboro
26-Oct	1442	342	Respiratory	Transport	Winter Harbor
27-Oct	816	343	No Findings	No Pt Contact	Gouldsboro
27-Oct	901	344	Fall	Transport	Gouldsboro
27-Oct	1504	345	Respiratory	Transport	Gouldsboro
28-Oct	1317	346	Respiratory	Refusal	Winter Harbor
29-Oct	1121	347	Seizure	Transport	Gouldsboro
29-Oct		348	Fall	Transport by SFD	Gouldsboro
29-Oct	1328	349	Abdominal Pain	Transport	Winter Harbor
29-Oct	1338	350	Well Check	No Pt Contact	Winter Harbor

TOWN OF GOULDSBORO

www.gouldsborotown.com

PO BOX 68, Prospect Harbor, ME 04669

Phone: (207) 963-5589 Fax: (207) 963-2986

Town Manager, Deputy Treasurer, Tax Collector

Joshua McIntyre
town.manager@gouldsborotown.com

.....
Superintendent of Town Infrastructure

Mike Connors
ceo@gouldsborotown.com

Board of Selectmen

Robert Harmon, *Chair*
Danny Mitchell, Jr., *Vice Chair*
Peter McKenzie
Jacqueline Weaver

CEO REPORT

11/4/2025

- Bunkers Pound Rd- Culvert/Road repair completed with the exception of culvert guards that are on order. Will be installed once received.
- Salt/Sand- Salt and Sand deliveries are complete for the Salt/Sand shed. Mixing will continue as remaining sand is brought into the building. Several loads of salt will be delivered to the Salt building following remaining mixing.
- FEMA Floodplain permit- Working on Flood Hazard Development Permit for a garage at 115 Crowley Island Rd.

- **3 permits issued from 10/22/25 – 11/4/25 with 3 new residences**

Permit #	Date	Name	Location	Shoreland	Est. Cost	Type
25-95	10/28/25	Acadia Modular for Colleen Fogarty	231 Shark Cove Rd	Y	\$860,000	Residence
25-96	11/3/25	Eugenio Bertin	6 Sasha Way	N	\$45,000	Residence
25-97	11/3/25	Jacob Grover	39 Sunrise Rd	Y	\$250,000	Residence

Mike Connors
CEO

TOWN MANAGER REPORT

November 6, 2025

Letter of Support – Bold Coast Seafood

Last year, Maine voters approved a bond issue to “strengthen the innovation economy.” One way the state hopes to achieve this is through Maine Technology Institute’s Asset Fund which is offering grants to spark private investment in certain sectors. The deadline for the application is November 13, and the new owners of the Stinson plant have asked the town for a letter of support for their application. With the funds, they hope to expand operations into the processing of Johan crab which would help harvesters offload a by-catch and would possibly increase jobs at the plant. I’ve included a signed LOS if you approve.

Broadband Committee

Roy Gott stopped by on Monday to give an update on the operations of the Schoodic Broadband Committee. With Consolidated’s Fidium product now widely available in the area, their primary reason for existing is coming to an end. However, they have leftover funds that can either be returned to the towns, or they could pivot and use up those funds through educational efforts. Their thought is they could help provide digital skills to area residents to better educate them on how to better use computers.

Health Insurance costs for CY2026

MMA Employee Health Trust has notified us that all participating health plans will see a 9% increase in premiums for calendar year 2026. When budgeting for the current fiscal year we have to estimate how rates will change for the second half of the fiscal year, and these came in higher than expected. However, given that our head count has been somewhat lower than expected, it looks like our budget will be sufficient for the rest of the year. We will incorporate these rate increases when we begin work on the FY27 budget next month.

Town Pier parking lot

We expect the work to be done sometime the week of November 17. The exact date should be nailed down sometime next week. The award for this FEMA project was made at the 10/23/25 Select Board meeting and went to Northeast Paving.

GOULDSBORO TOWN OFFICE

www.gouldsborotown.com

PO BOX 68, Prospect Harbor, Maine 04669

Phone: (207) 963-5589 Fax: (207) 963-2986

Town Manager, Deputy Treasurer, Tax Collector

Joshua McIntyre

town.manager@gouldsborotown.com

Board of Selectmen

Robert Harmon, Chair

Danny Mitchell, Jr., Vice Chair

Jackie Weaver

Peter McKenzie

Johnathan Renwick

November 7, 2025

MTAF 3.0 Program
Maine Technology Institute
8 Venture Landing
Brunswick, ME 04011

To Whom It May Concern:

The Town of Gouldsboro is pleased to support the application of Bold Coast Seafood for the proposed crab processing equipment. Bold Coast Seafood is the newest owner of an historic working waterfront facility that has been the centerpiece of our harbor for generations. Until this summer, the former Stinson sardine factory at 200 Main Street in the village of Prospect Harbor had remained dormant for five years. Our community is excited to see new life in such an important piece of working waterfront.

Our working waterfront is the heart of our community. Working waterfronts up and down Maine's coast are disappearing due to pressure from many different fronts, and examples of relevant investment in these properties are few and far between. Bold Coast Seafood's recent purchase of 200 Main Street and their plans to grow their business in a heritage industry here in Gouldsboro are a welcome change in this trend.

It is also heartening to learn of Bold Coast Seafood's plans to process Jonah crab, in addition to lobster, in their new building. The equipment described in this proposal will enable their team to not only grow their business by offering a new item, but will also help harvesters by enabling them to sell Jonah crab that they are already harvesting every day.

By processing crabs in the winter and lobster in the summer, Bold Coast Seafood will continue to create year-round jobs and careers. These are the types of jobs and careers that have sustained Gouldsboro for generations. We are hopeful that this proposal will help ensure a sustainable future for the next generation of our town.

Sincerely,



Joshua McIntyre
Town Manager

TOWN OF GOULDSBORO
**POLICY GOVERNING THE DISPOSITION OF
TAX-ACQUIRED PROPERTY**

I. OVERVIEW; MUNICIPAL OBJECTIVES

This Policy establishes procedures for the disposition of tax-acquired property. This Policy repeals and replaces all prior versions of the Select Board’s policies regarding tax-acquired property.

The municipal objectives of this Policy are to:

- A. Allow tax-acquired property to return to the tax rolls as soon as practicable.
- B. Establish a clear policy for the public and Town staff regarding the procedures for the disposition of tax-acquired property.
- C. Eliminate neighborhood blight, recognizing that the longer a building or lot remains vacant, the more likely it will become a target for undesirable or illegal activity.
- D. Preserve property values, recognizing that long-term vacancy of a building or lot leads to deterioration and costly rehabilitation.
- E. Comply with state law requirements for the disposition of tax-acquired property in 36 M.R.S.A. § 943-C, as amended, and constitutional principles governing the disposition of tax-acquired properties, including as set forth in the U.S. Supreme Court decision in *Tyler v. Hennepin County*, 598 U.S. 631 (2023).

II. DEFINITIONS

For purposes of this Policy, the following terms have the following meanings:

- A. Former Owner: The owner or owners of record at the time of foreclosure or, if deceased, the former owner’s heirs, devisees, or personal representatives.
- B. Tax-Acquired Property: Real estate acquired by the Town of Gouldsboro for the nonpayment of property taxes through the tax lien mortgage foreclosure process set forth in 36 M.R.S.A. §§ 942-943.

III. ELIGIBILITY, VOTER APPROVAL, AND MANNER OF DISPOSITION

- A. Eligibility for Disposition. A tax-acquired property is eligible for disposition by the Select Board following completion of the foreclosure process and expiration of the right of redemption, and following voter approval in accordance with Part III.B.
- B. Voter Approval. To secure voter approval for the disposition of tax-acquired property, the Select Board will place an article in each annual Town Meeting warrant in substantially the following form or in such other form as prepared by the Select Board in consultation with the Town Attorney:

Article _____. To see if the Town will vote to authorize the Select Board to dispose of tax-acquired property (1) in accordance with Title 36, Section 943-C of the Maine Revised Statutes, as may be amended, or (2) should the Select Board be unable to list or sell the property pursuant to Section 943-C, in any manner reasonably calculated by the Select Board to establish the fair market value of the property. For sales to someone other than the former owner, excess sale proceeds, as calculated pursuant to Section 943-C, shall be returned to the former owner.

For the retention of property for municipal purposes, the Select Board will place a specific article in the applicable annual Town Meeting warrant in such form as prepared by the Select Board in consultation with the Town Attorney.

- C. Manner of Disposition. The Select Board will meet a minimum of once every January to review a list of tax-acquired properties from the prior year and determine which properties to offer for sale to the former owner, which properties to retain for municipal purposes, and which properties to sell at fair market value.
 - 1. Former Owner Sales. The Select Board may sell a tax-acquired property to the former owner using the process in Part IV.A.
 - 2. Retained Properties. The Select Board may retain a tax-acquired property for municipal purposes (including but not limited to open spaces, public improvements, parks and recreation, public safety, governmental services, and education) using the process in Part IV.B.
 - 3. Fair Market Value Sales. All tax-acquired properties other than sales to former owners and properties retained for municipal purposes must be sold using the process in Part IV.C.

IV. PROCEDURES FOR THE DISPOSITION OF TAX-ACQUIRED PROPERTIES

- A. Former Owner Sales. The Town Manager must, in consultation with the Town Attorney, negotiate with the former owner the terms and conditions of such sale. The sale price must equal the sum of the factors identified in Part V.A(1)-(7) for the calculation of excess sale proceeds. If the sale to the former owner is not completed, the property must be sold using the procedures in Part IV.C.
- B. Retained Properties.
 - 1. Appraisal Report. The Treasurer must procure an appraisal report from a Maine-licensed real estate appraiser showing the value of the tax-acquired property. The appraiser may not hold an elected or appointed office in the Town or be otherwise employed by the Town.
 - 2. Notice to Former Owner. The Treasurer must provide a notice to the former owner of the Town's intent to pay excess sale proceeds as described in Part V.B.

3. Payment of Excess Proceeds to Former Owner. The Treasurer must pay the former owner any excess sale proceeds as calculated in Part V.A, substituting the value of the tax-acquired property as shown in the appraisal report for the selling price of the tax-acquired property. The appraisal fee may be included in the calculation of excess sale proceeds. Any such excess sale proceeds must be paid to the former owner no later than 120 days after the appraisal report is prepared.
- C. Fair Market Value Sales. All tax-acquired properties other than former owner sales and retained properties must be sold using the following process:
1. Pre-Sale Notice of Sale Process. At least 90 days prior to listing a tax-acquired property for sale, the Treasurer must send a written notice to the last known address of the former owner, by United States Postal Service certified mail, return receipt requested, and first-class mail, of the sale process described in this Part IV.C. The Treasurer must use the form of notice prepared by the State Tax Assessor, if available.
 2. Manner of Sale.
 - (a) Real Estate Listing. The Town Manager must list the tax-acquired property for sale at the highest reasonable price at which the property is anticipated to sell with a licensed real estate broker or agent. The broker or agent may not hold an elected or appointed office in the Town or be employed by the Town.
 - (b) Alternative Sale Process. If, after three attempts, the Town Manager is unable to contract with a real estate broker or agent for the sale of a tax-acquired property as described in subsection (a), above, or the broker or agent is unable to sell the property within 12 months after listing, the Select Board may sell the property in any manner reasonably calculated by the Select Board to establish the fair market value of the property. Such manner of sale may include, but is not limited to, sale by sealed bid or public auction.
 3. Property Conveyance.
 - (a) The Select Board must convey the tax-acquired property to the successful buyer at the highest price at which the property is able to sell within 12 months after listing it for sale with the broker or agent.
 - (b) The successful buyer will be given no more than 30 days to complete the purchase of the property.
 - (c) The property must be conveyed by quitclaim deed.
 - (d) The Treasurer must notify the Town Assessors of the conveyance of a tax-acquired property.

V. EXCESS SALE PROCEEDS

For any tax-acquired properties that are retained for municipal purposes pursuant to Part IV.B or sold pursuant to Part IV.C, the Treasurer must pay the former owner any excess sale proceeds in accordance with this Part V. Excess sale proceeds must be calculated and disbursed as follows:

A. Calculating Excess Sale Proceeds. The Treasurer must calculate the amount of any sale proceeds in excess of:

1. The sum of all taxes owed on the property;
2. The sum of all taxes that would have been assessed on the property during the period following foreclosure when the property is owned by the Town;
3. All accrued interest;
4. Fees, including advertising, mailing, recording, property listing and real estate broker's or agent's fees, to the extent that those fees are not included in the broker or agent fee agreement;
5. Any other expenses incurred by the Town in selling, maintaining, or improving the property, including but not limited to documented administrative costs and reasonable attorney's fees;
6. The cost to the Town of the lien and foreclosure process, including but not limited to reasonable attorney's fees; and
7. Unpaid sewer, water, or other utility charges and reasonable fees imposed by the Town.

B. Post-Sale Notice of Intent to Pay Excess Proceeds.

If, after the sale of a tax-acquired property, there exist any excess sale proceeds as calculated in Part V.A, the Treasurer must send written notice of the Town's intent to pay the former owner the excess sale proceeds at least 30 days prior to disbursement of those proceeds. The notice must be sent by first-class mail and certified mail, return receipt requested, to the last known address of the former owner and the last known address of each record holder of an interest in the tax-acquired property. To ascertain any such record holder, the Treasurer must obtain a current owner title search on the property.

If the Treasurer is unable, after reasonable diligence, to locate the former owner in order to send the notice required by this section, the Treasurer must place a notice in a newspaper of general circulation in Hancock County once a week for three consecutive weeks. The notice must include the name of the former owner, a description of the tax-acquired property that was sold, the amount of the excess sale proceeds, and the date by which the excess sale proceeds must be claimed.

C. Disbursement of Excess Proceeds. The Treasurer must disburse any excess proceeds calculated in Part V.A to the former owner no sooner than 30 days after sending the post-sale notice of intent to pay pursuant to Part V.B. If the Treasurer is unable, after reasonable diligence, to locate the former owner and instead publishes the notice pursuant to Part V.B, and if, after provision of such notice, a former owner fails to claim the excess sale proceeds within 30 days of the final published notice,

the Treasurer must transfer the excess sale proceeds to the Unclaimed Property Fund under 33 M.R.S.A. § 2141.

- D. Recording Notice of Payment in Registry of Deeds. Within 10 days of payment of any excess sale proceeds to the former owner, the Treasurer must record in the Hancock County Registry of Deeds a notice, signed by the Select Board, that includes the name of the former owner to whom the excess sale proceeds were paid, the amount of the excess sale proceeds, the date on which the excess sale proceeds were paid, a description of the tax-acquired property that was sold, and a statement that receipt of the excess sale proceeds by the former owner is deemed to be a waiver of the former owner's right to commence any action challenging the governmental taking of real estate for nonpayment of property taxes pursuant to 36 M.R.S.A. § 946-B. The Treasurer must use the form of notice prepared by the State Tax Assessor, if available.

- E. Accounting. The Treasurer must retain an accounting of the calculation and payment of any excess proceeds to a former owner or to the Unclaimed Property Fund in the Town's permanent records. At the former owner's request, the Treasurer must provide to the former owner a written accounting of the amount of excess sale proceeds itemizing any deductions made under Part V.A.

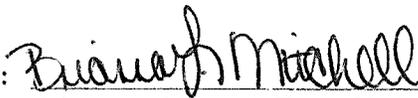
POLICY APPROVAL

- New
- Renewed
- Amended / Repealed and Replaced

Approved by:

- | | | |
|---------------------------------------------------------|--------------------------------------|----------------------------------|
| <input checked="" type="checkbox"/> Dana Rice, Sr. | <input type="checkbox"/> Not Present | <input type="checkbox"/> Opposed |
| <input checked="" type="checkbox"/> Robert Harmon | <input type="checkbox"/> Not Present | <input type="checkbox"/> Opposed |
| <input checked="" type="checkbox"/> Danny Mitchell, Jr. | <input type="checkbox"/> Not Present | <input type="checkbox"/> Opposed |
| <input checked="" type="checkbox"/> Peter McKenzie | <input type="checkbox"/> Not Present | <input type="checkbox"/> Opposed |
| <input checked="" type="checkbox"/> Jackie Weaver | <input type="checkbox"/> Not Present | <input type="checkbox"/> Opposed |

Approval Date: October 24, 2024

Certified: 
Brianna L. Mitchell, Town Clerk

Lighthouse Appraisal 195, LLC
195 Back Searsport Rd
Belfast, ME 04915
(207) 356-8199

10/24/2025

N/A

Re: Property: 438 Guzzle Rd
Gouldsboro, ME 04607
Borrower: N/A
File No.: 03JL10202025

Opinion of Value: \$ 167,000
Effective Date: 10/20/2025

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,



Jonathan D Lambert
License or Certification #: AP4505
State: ME Expires: 12/31/2025
jonathan@baysideappraiser.com



Serial# 57BF013C
esign.alamode.com/verify

RESIDENTIAL APPRAISAL REPORT

SUBJECT	Property Address: 438 Guzzle Rd	City: Gouldsboro	State: ME	Zip Code: 04607
	County: Hancock	Legal Description: Volume 6952 Page 668 Parcel #1 & part of parcel #3 of the Hancock County		
	Registry of Deeds.	Assessor's Parcel #: 022-025-G & D		
	Tax Year: 2025	R.E. Taxes: \$ 1,349.00	Special Assessments: \$ 0	Borrower (if applicable): N/A
	Current Owner of Record: Wayne Jordan	Occupant: <input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input checked="" type="checkbox"/> Other (describe) None	HOA: \$ 0	<input type="checkbox"/> per year <input type="checkbox"/> per month	

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)

Intended Use: To know the current market value of the subject.

Intended User(s) (by name or type): The Town of Gouldsboro and/or their successors and/or assigns.

Client: Town of Gouldsboro Address: P.O. Box 68, Prospect Harbor, ME 04669

Appraiser: Jonathan D Lambert Address: 195 Back Searsport Rd, Belfast, ME 04915

MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural	Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use	
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%					PRICE
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner 97	\$(000)	(yrs)	2-4 Unit 2%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	25 Low 2		Multi-Unit 1%	* To: _____
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input checked="" type="checkbox"/> Vacant (0-5%)	2,900 High 225		Comm'l 3%	
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	425 Pred 57		Other 57%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Gouldsboro, along with the villages of Corea, Prospect Harbor, South/West Gouldsboro, and Birch Harbor are all tourist attracting area due to their locations along waterfront. All the villages are located on the Gouldsboro Peninsula and accessed from US Route 1. Gouldsboro is a part of RSU #24 school district including the towns of Mariaville, Steuben, Sorrento, Sullivan, Waltham, and Winter Harbor.

The subject's neighborhood is bound by Narraguagus Lake to the North, the Atlantic Ocean to the South, the Unionville Road to the East, and Route 179 to the West.

"Other" in Present Land Use % = Vacant land. **Due to current demand for multi family homes in the subject's market area and shortage of supply, there has been an increase of property values in the past 24 months. Some stabilizing of prices has started to occur due to rising interest rates over the last 6-9 months.**

SITE DESCRIPTION	Dimensions: See Plat Map/Deed	Site Area: 20.13
	Zoning Classification: General Residential	Description: Min Lot: 20,000sf; Setbacks: Front 35', Side/Rear 15'
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /
	Actual Use as of Effective Date: Single Family Camp	Use as appraised in this report: Single Family Camp

Summary of Highest & Best Use: The highest and best use is the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. Must meet the four criteria as follows, legal permissibility, physical possibility, financial feasibility, and maximum profitability.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Rolling/Woods
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None	Street	Gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Size	20.13 Acres
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane on Site	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well Needed	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Needed	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	View	N;Woods;Water
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)

FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 23009C0840D FEMA Map Date 07/20/2016

Site Comments: The subject's private road is maintained by local residents only. This is typical in rural areas with private roads and does not have an impact on the marketability of the subject. There are right of ways and utility easements noted in the Deed. This is typical for rural neighborhoods in the subject's market area and do not present a marketability issue. See addendum for additional site commentary.

DESCRIPTION OF THE IMPROVEMENTS	General Description	Exterior Description	Foundation	Basement	Heating
	# of Units 1 <input type="checkbox"/> Acc. Unit	Foundation Post&Pillar/Avg	Slab None	<input checked="" type="checkbox"/> None	None
	# of Stories 1.25	Exterior Walls Wood/Average	Crawl Space Post&Pier/Avg	Area Sq. Ft.	Type None
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Asphalt/Average	Basement None	% Finished	Fuel None
	Design (Style) DT1.25;Camp	Gutters & Dwnspts. No/AdqOH-Avg	Sump Pump <input type="checkbox"/> None	Ceiling	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type WdCase/Avg	Dampness <input type="checkbox"/> None	Walls	Cooling None
	Actual Age (Yrs.) 47	Storm/Screens Yes/Average	Settlement None	Floor	Central None
	Effective Age (Yrs.) 20		Infestation None	Outside Entry	Other
	Interior Description	Appliances	Attic <input checked="" type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
	Floors Laminate/Good	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # None	Garage # of cars (2 Tot.)

Finished area above grade contains: 4 Rooms 2 Bedrooms 0.0 Bath(s) 1,014 Square Feet of Gross Living Area Above Grade

Additional features: The subject has a whole house generator hook-up as the primary source for electricity.

Describe the condition of the property (including physical, functional and external obsolescence): The subject was in overall average condition. It appears that some of the flooring on the first floor has been updated.



Lighthouse Appraisal 195, LLC
195 Back Searsport Rd
Belfast, ME 04915
(207) 356-8199

10/22/2025

Re: Property: M22L25A Guzzle Road
Gouldsboro, ME 04607

Borrower:
File No.: 01JL10202025

Opinion of Value: \$ 96,000
Effective Date: 10/20/2025

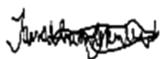
In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,



Jonathan D Lambert
License or Certification #: AP4505
State: ME Expires: 12/31/2025
jonathan@baysideappraiser.com



Serial# A415B0AD
esign.alamode.com/verify

LAND APPRAISAL SUMMARY REPORT

Property Address: M22L25A Guzzle Road City: Gouldsboro State: ME Zip Code: 04607
 County: Hancock Legal Description: Volume 6952 Page 668 Parcel #2 of the Hancock County Registry of Deeds.

Assessor's Parcel #: 022-025-A Tax Year: 2025 R.E. Taxes: \$ 1,091.00 Special Assessments: \$ 0
 Market Area Name: Gouldsboro Map Reference: Map 22: Lot 25A Census Tract: 9658.00
 Current Owner of Record: Wayne Jordan Borrower (if applicable):
 Project Type (if applicable): PUD De Minimis PUD Other (describe) Vacant Land HOA: \$ 0 per year per month
 Are there any existing improvements to the property? No Yes If Yes, indicate current occupancy: Owner Tenant Vacant Not habitable
 If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe)
 This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective
 Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)
 Intended Use: To know the current market value of the subject.
 Intended User(s) (by name or type): The Town of Gouldsboro and/or their successors and/or assigns.
 Client: Town of Gouldsboro Address: P.O. Box 68, Prospect Harbor, ME 04669
 Appraiser: Jonathan D Lambert Address: 195 Back Searsport Rd, Belfast, ME 04915

Characteristics			Predominant Occupancy	One-Unit Housing	Present Land Use	Change in Land Use
Location:	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	PRICE	One-Unit 37%	<input checked="" type="checkbox"/> Not Likely
Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input checked="" type="checkbox"/> Owner 97	AGE	2-4 Unit 2%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Tenant	25 Low 2	Multi-Unit 1%	* To: _____
Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input checked="" type="checkbox"/> Vacant (0-5%)	2,900 High 225	Comm'l 3%	
Demand/supply:	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Vacant (>5%)	425 Pred 57	Other 57%	
Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.			%	

Factors Affecting Marketability											
Item	Good	Average	Fair	Poor	N/A	Item	Good	Average	Fair	Poor	N/A
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Market Area Comments: Gouldsboro, along with the villages of Corea, Prospect Harbor, South/West Gouldsboro, and Birch Harbor are all tourist attracting area due to their locations along waterfront. All the villages are located on the Gouldsboro Peninsula and accessed from US Route 1. Gouldsboro is a part of RSU #24 school district including the towns of Mariaville, Steuben, Sorrento, Sullivan, Waltham, and Winter Harbor.
 The subject's neighborhood is bound by Narraguagus Lake to the North, the Atlantic Ocean to the South, the Unionville Road to the East, and Route 179 to the West.
 "Other" in Present Land Use % = Vacant land. Due to current demand for multi family homes in the subject's market area and shortage of supply, there has been an increase of property values in the past 24 months. Some stabilizing of prices has started to occur due to rising interest rates over the last 6-9 months.

Dimensions: See Plat Map/Deed Site Area: 2.25 Acres
 Zoning Classification: Resource Protection Shoreland Description: Min Lot: 40,000sf; Shore Frontage: 200ft Setbacks: Shore 100ft. The subject meets the mininum lot requirements. The subject is in compliance with the current zoning standards and is considered to be Legal. Do present improvements comply with existing zoning requirements? Yes No No Improvements
 Uses allowed under current zoning: Vacant land or construction of a Single Family Homes.

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ _____ /
 Comments: No CC&R's exist for the subject property.
 Highest & Best Use as improved: Present use, or Other use (explain) Vacant Land and Single family homes are the greatest conformity and return for the neighborhood.
 Actual Use as of Effective Date: Vacant land Use as appraised in this report: Vacant Land
 Summary of Highest & Best Use: The highest and best use is the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use must meet the four criteria as follows, legal permissibility, physical possibility, financial feasibility, and maximum profitability. The highest and best use of the property "as vacant" and "as improved", considering its zoning and neighborhood is as vacant land.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage	350ft Road/350ft Shore
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None at Street	Street	Gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topography	Rolling/Open
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Available	Width	Adequate			Size	2.25 Acres
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well Needed	Surface	Gravel			Shape	Rectangular
Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Needed	Curb/Gutter	None/Ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage	Adequate
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	View	B; Water;
Telephone	<input type="checkbox"/>	<input type="checkbox"/>	None	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>		
Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe) Waterfront
 FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 23009C0840D FEMA Map Date 7/20/2016
 Site Comments: There are right of ways and utility easements noted in the Deed. This is typical for rural neighborhoods in the subject's market area and do not present a marketability issue. The subject's private road is maintained by local residents only. This is typical in rural areas with private roads and does not have an impact on the marketability of the subject. See supplemental addendum for additional site commentary.

Lighthouse Appraisal 195, LLC
195 Back Searsport Rd
Belfast, ME 04915
(207) 356-8199

10/25/2025

Re: Property: M22L25C Guzzle Rd
Gouldsboro, ME 04607

Borrower:
File No.: 02JL10202025

Opinion of Value: \$ 141,000
Effective Date: 10/20/2025

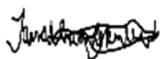
In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Sincerely,



Jonathan D Lambert
License or Certification #: AP4505
State: ME Expires: 12/31/2025
jonathan@baysideappraiser.com



Serial# 5DC3DCD1
esign.alamode.com/verify

LAND APPRAISAL SUMMARY REPORT

SUBJECT	Property Address: M22L25C Guzzle Rd		City: Gouldsboro		State: ME		Zip Code: 04607																																																																																																		
	County: Hancock		Legal Description: Volume 6952 Page 668 Part of Parcel #3 of the Hancock County Registry of Deeds.																																																																																																						
	Assessor's Parcel #: 022-025-C		Tax Year: 2025		R.E. Taxes: \$ 1,444.00		Special Assessments: \$ 0																																																																																																		
	Market Area Name: Gouldsboro		Map Reference: Map 22: Lot 25C		Census Tract: 9658.00																																																																																																				
ASSIGNMENT	Current Owner of Record: Wayne Jordan		Borrower (if applicable):																																																																																																						
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input checked="" type="checkbox"/> Other (describe) Vacant Land		HOA: \$ 0		<input type="checkbox"/> per year		<input type="checkbox"/> per month																																																																																																		
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																						
	If Yes, give a brief description:																																																																																																								
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																								
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																								
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																								
	Intended Use: <u>To know the current market value of the subject.</u>																																																																																																								
MARKET AREA DESCRIPTION	Intended User(s) (by name or type): <u>The Town of Gouldsboro and/or their successors and/or assigns.</u>																																																																																																								
	Client: Town of Gouldsboro		Address: P.O. Box 68, Prospect Harbor, ME 04669																																																																																																						
	Appraiser: Jonathan D Lambert		Address: 195 Back Searsport Rd, Belfast, ME 04915																																																																																																						
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Characteristics</th> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> </thead> <tbody> <tr> <td>Location:</td> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Suburban</td> <td><input checked="" type="checkbox"/> Rural</td> <td rowspan="4"><input checked="" type="checkbox"/> Owner 97 <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>37 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td rowspan="4">* To: _____</td> </tr> <tr> <td>Built up:</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td>\$ (000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>2 %</td> <td><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td>25 Low 2</td> <td></td> <td>Multi-Unit</td> <td>1 %</td> <td></td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td>2,900 High 225</td> <td></td> <td>Comm'l</td> <td>3 %</td> <td></td> </tr> <tr> <td>Demand/supply:</td> <td><input checked="" type="checkbox"/> Shortage</td> <td><input type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td>425 Pred 57</td> <td></td> <td>Other</td> <td>57 %</td> <td></td> <td></td> </tr> <tr> <td>Marketing time:</td> <td><input checked="" type="checkbox"/> Under 3 Mos.</td> <td><input type="checkbox"/> 3-6 Mos.</td> <td><input type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> <td>%</td> <td></td> <td></td> </tr> </tbody> </table>								Characteristics			Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		Location:	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input checked="" type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner 97 <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	PRICE	AGE	One-Unit	37 %	<input checked="" type="checkbox"/> Not Likely	* To: _____	Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	\$ (000)	(yrs)	2-4 Unit	2 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	25 Low 2		Multi-Unit	1 %		Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	2,900 High 225		Comm'l	3 %		Demand/supply:	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	425 Pred 57		Other	57 %			Marketing time:	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.				%																														
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Market Area Comments: <u>Gouldsboro, along with the villages of Corea, Prospect Harbor, South/West Gouldsboro, and Birch Harbor are all tourist attracting area due to their locations along waterfront. All the villages are located on the Gouldsboro Peninsula and accessed from US Route 1. Gouldsboro is a part of RSU #24 school district including the towns of Mariaville, Steuben, Sorrento, Sullivan, Waltham, and Winter Harbor.</u>																																																																																																									
The subject's neighborhood is bound by Narraguagus Lake to the North, the Atlantic Ocean to the South, the Unionville Road to the East, and Route 179 to the West.																																																																																																									
"Other" in Present Land Use % = Vacant land. Due to current demand for multi family homes in the subject's market area and shortage of supply, there has been an increase of property values in the past 24 months. Some stabilizing of prices has started to occur due to rising interest rates over the last 6-9 months.																																																																																																									
SITE DESCRIPTION	Dimensions: See Plat Map/Deed		Site Area: 25.00 Acres																																																																																																						
	Zoning Classification: Resource Protection Shoreland		Description: Min Lot: 40,000sf; Shore Frontage: 200ft Setbacks: Shore 100ft. The subject meets the mininum lot requirements. The subject is in compliance with the current zoning standards and is considered to be Legal.																																																																																																						
	Uses allowed under current zoning: Vacant land or construction of a Single Family Homes.		Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements																																																																																																						
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ _____ /																																																																																																								
Comments: <u>No CC&R's exist for the subject property.</u>																																																																																																									
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) <u>Vacant Land and Single family homes are the greatest conformity and return for the neighborhood.</u>																																																																																																									
Actual Use as of Effective Date: <u>Vacant land</u> Use as appraised in this report: <u>Vacant land</u>																																																																																																									
Summary of Highest & Best Use: <u>The highest and best use is the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The highest and best use must meet the four criteria as follows, legal permissibility, physical possibility, financial feasibility, and maximum profitability. The highest and best use of the property "as vacant" and "as improved", considering its zoning and neighborhood is as vacant land.</u>																																																																																																									
SITE DESCRIPTION	Utilities		Provider/Description		Off-site Improvements		Type		Public Private		Frontage																																																																																														
	Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None at Street	Street	Gravel	<input type="checkbox"/>	<input checked="" type="checkbox"/>			405ft Road/405ft Shore																																																																																														
	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Private Available	Width	Adequate					Rolling/Woods																																																																																														
	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Well Needed	Surface	Gravel					25.00+/- Acres																																																																																														
	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic Needed	Curb/Gutter	None/Ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>			Rectangular																																																																																														
	Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>			Adequate																																																																																														
	Telephone	<input type="checkbox"/>	<input type="checkbox"/>	None	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>			View																																																																																														
	Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>			B; Water;																																																																																														
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COMPREHENSIVE PLAN SUBMITTAL FORM

**Municipal Planning Assistance Program
Department of Agriculture, Conservation & Forestry**

I. **Municipality:** Town of Gouldsboro

Contact Person: Josh McIntyre
Title: Town Manager
Address: PO Box 68
Prospect Harbor, ME 04669

Phone: (207) 963-5589
Email: town.manager@gouldsborotown.com

Place where comprehensive plan will be available for public inspection:
Address: Gouldsboro Town Office
59 Main Street, Prospect Harbor, ME 04469

Hours: Monday, Wednesday 8am-4pm
Tuesday, 8am-5pm
Thursday, 8am-6pm
Friday, 8am-1pm

II. **Certification**

I (we) certify that this comprehensive plan was prepared with the intent of complying with the Growth Management Act (30-A M.R.S.A. § 4312 - 4350.), that it includes all the applicable required elements of the Maine Comprehensive Plan Review Criteria Rule (07-105 CMR 208), and that it is true and accurate.

A paper or electronic copy of the plan has been sent to the following regional council for review and comment: Hancock County Planning Commission

Required Signatures:

Chief Elected Official

Robert Harmon

Typed Name

Date: 11/6/2025

Chairperson, Comprehensive Planning Committee

Barbara Bowen

Typed Name

Date: 11/6/2025

Please be sure that your submission includes:

- The completed and signed Comprehensive Plan Submittal Form (this form)
- The entire Comprehensive Plan must be submitted as a single Adobe Acrobat (.pdf). May be submitted via USB, web link, or email attachment.

To be accepted for review, the submitted comprehensive plan must include:

- A vision statement
- A summary of public participation demonstrating compliance with 30-A MRSA §4324
- A regional coordination program
- A future land use plan with associated map(s)
- An implementation section

Please submit materials to:

tom.miragliuolo@maine.gov

**Department of Agriculture, Conservation & Forestry
Municipal Planning Assistance Program
18 Elkins Lane
22 State House Station
Augusta, Maine 04333-0022**

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, HSHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Gouldsboro	Town/City _____	Permit # _____
Street or Road	206 Asheville Rd	Date Permit Issued: ___/___/___	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #		L.P.I. # _____	
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Kurylo-Tillet, Diane	Fee: \$ _____ state min fee \$ _____	Locally adopted fee _____
Mailing Address of	206 Ashville Rd	Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Owner/Applicant	Gouldsboro, ME	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	609-610-0036	Municipal Tax Map # <u>20</u>	Lot # <u>009</u>
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant: <u>Diane Kurylo Tillet</u> Date: <u>10/27/15</u>		Local Plumbing Inspector Signature: _____ (1st) date approved: _____ (2nd) date approved: _____	

PERMIT INFORMATION		
TYPE OF APPLICATION <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>Outhouse</u> Year installed: <u>Pre 1974</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <input checked="" type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input type="radio"/> 1. Complete Non-engineered System <input type="radio"/> 2. Primitive System (graywater & alt. toilet) <input type="radio"/> 3. Alternative Toilet, specify: _____ <input type="radio"/> 4. Non-engineered Treatment Tank (only) <input checked="" type="radio"/> 5. Holding Tank, <u>2000</u> gallons <input type="radio"/> 6. Non-engineered Disposal Field (only) <input type="radio"/> 7. Separated Laundry System <input type="radio"/> 8. Complete Engineered System (2000 gpd or more) <input type="radio"/> 9. Engineered Treatment Tank (only) <input type="radio"/> 10. Engineered Disposal Field (only) <input type="radio"/> 11. Pre-treatment, specify: _____ <input type="radio"/> 12. Miscellaneous Components
SIZE OF PROPERTY <u>.2287</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>2</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: <u>seasonal dwelling</u> (specify) Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other Not drilled yet

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>2000</u> GAL.	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. ___ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>180</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 180x7= 1260 < 2000 <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>12/6/C</u> at Observation Hole # <u>TP-1</u> Depth <u>15</u> " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. 44 _____ d 29 _____ m 16.86 s Lon. 68 _____ d 7 _____ m 20.40 s if g.p.s, state margin of error: 30'

SITE EVALUATOR STATEMENT		
I certify that on <u>7/29/25</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
Site Evaluator Signature <u>Aaron Leighton</u>	SE#00439 SE #	<u>8/12/25</u> Date
Site Evaluator Name Printed Aaron Leighton	Telephone Number (207)-598-6515	E-mail Address aleighton94@outlook.com

SUBSURFACE WASTE WATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207)287-5672 Fax:(207)287-3165

Town, City, Plantation

Street, Road, Subdivision

Gouldsboro

Ashville Rd

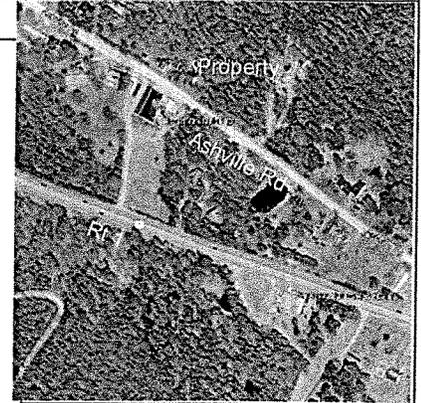
Owner's Name

Diane Kurylo-Tillet

SITE PLAN

Scale 1" = 50 ft. or as shown

A-B 142' SE



Approximate Property Line Location Per Owner.

Outhouse to be Removed per Maine rules.

Ditch Line

Neighbors Well.

TP1 at Holding Tank Location.

Woods/Wet Area.

Approximate property line location per owner.

Corner Reference from Building

	Corner of House	Corner of Foundation
A	22.3'	10.2'
B	32.00'	9.7'
C	-	-
D	-	-

Ashville Rd



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 2 "Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Gravelly		Dark Brown	Non
0-10	Loamy Sand	Friable		Evident
15-20		Firm		Common Concentrations
35-40	Limit of Investigation			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
12/6 C	5 %	15 "	<input checked="" type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole TP 2 Test Pit Boring
 2 "Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
	%	"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Ann Tillet

00439

8/12/25

Page 2 of 3

Site Evaluator Signature

SE#

Date

HHE-200Rev.02/11

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207)287-5672 Fax: (207)287-3165

Town, City, Plantation
 Gouldsboro

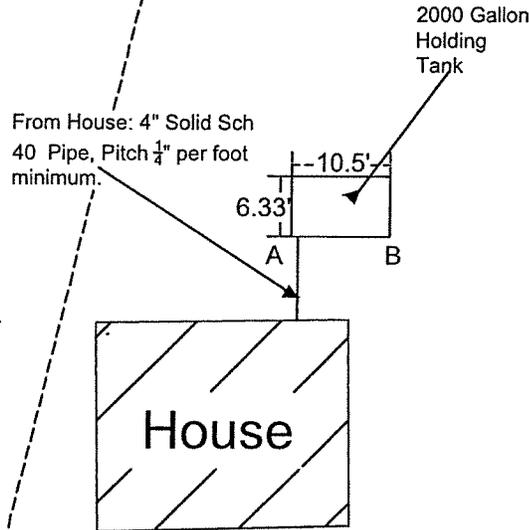
Street, Road, Subdivision
 Ashville Rd

Owner's Name
 Diane Kurylo-Tillet

SUBSURFACE WASTEWATER DISPOSAL PLAN

Note: Final Location of the Septic Tank and Distribution Box may be determined by the Installer (with approval of LPI, must meet all appropriate setbacks.)

- Septic tank to be 8' minimum from building and water tight. (one-piece tank recommended).
Take precautions to prevent tank from floating during and after installation.
- Final grading to be completed so that surface and groundwater are diverted from the disposal field
- Well to be a minimum of 50' from septic tank.
- Septic Tank to have water tight access covers to grade.
- All systems are located within owner/ applicants property as per the owner/owner representative
- Install all erosion control methods if needed before construction.



0
 SCALE: 1" = 20 FT.

**This form needs LPI/
 Town approval before
 Installation.**

FILL REQUIREMENTS

Depth of Fill (Upslope) _____
 Depth of Fill (Downslope) _____

CONSTRUCTION ELEVATIONS

Finished Grade Elevation (at corners) _____
 Top of Distribution Pipe or Proprietary Device _____
 Bottom of Disposal Area _____

ELEVATION REFERENCE POINT

Location & Description: _____
 Reference Elevation: 0"

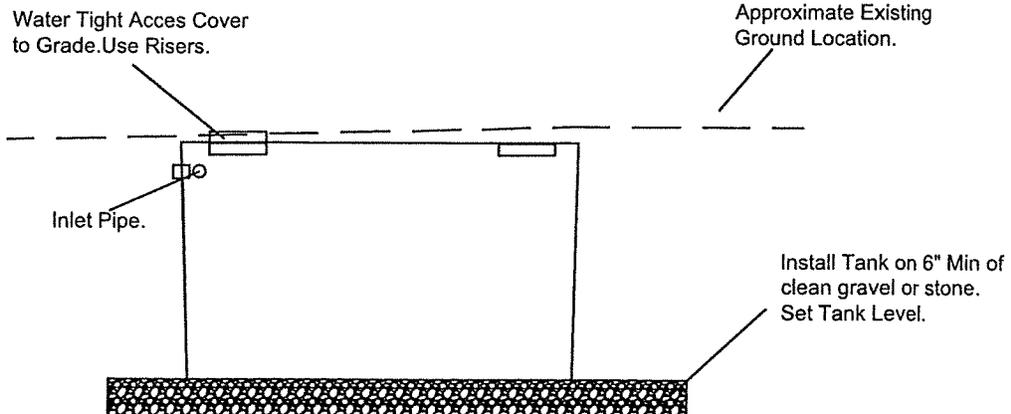
DISPOSAL AREA CROSS SECTION

Backfill around tank with material that is free of large stones, roots or foreign objects. Place Backfill in layers and thoroughly tamp.

If tank is going to be driven over an H-20 tank will have to be installed. If not Block the tank so it can't be driven over.

Scale

Horizontal 1" = _____ ft.
 Vertical 1" = _____ ft.



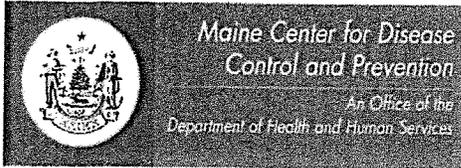
00439

8/12/25

Site Evaluator Signature

SE#

Date



Paul R. LePage, Governor Mary C. Mayhew, Commissioner
Tel. (207) 287-2070

Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel. (207) 287-8016
Fax (207) 287-9058; TTY (800) 606-0215
Fax (207) 287-4172

Subsurface Wastewater Team

APPLICATION/AGREEMENT for HOLDING TANK INSTALLATION

PROPERTY OWNER INFORMATION

Name Diane Kurylo-Tillett
Mailing Address 206 Ashville Rd
City/Town Gouldsboro State ME Zip 04607
Daytime telephone number 609-610-0036

PROPERTY LOCATION

Street, Road, Route 206 Ashville Rd
City/Town Gouldsboro, ME Zip 04607

APPLICATION FOR (check one)E

- First Time Installation (If this is checked, give Town's Ordinance adoption date / /)
- First Time Installation, non-residential only, less than 100 gpd or 500 gal/week
- Replacing an existing overboard discharge, surface wastewater discharge or malfunctioning subsurface wastewater system
- Replacing an existing holding tank

CONDITIONS FOR APPROVAL

- * The installation of a conventional disposal system is not possible due to unacceptable site and/or soil conditions, lot configuration, or other constraints
- * Public sewer is not available.
- * All existing or proposed plumbing fixtures shall be installed or modified for water conservation and all water closets shall meet the Federal standard of 1.6 gallons per flush.

REQUIREMENTS FOR APPROVAL

- A Completed Application shall consist of:
 - * This form (HHE-233) completed with all signatures.
 - * A completed *Subsurface Wastewater Disposal System Application* (HHE-200) prepared by a Licensed Site Evaluator.
 - * Holding Tank Deeds Covenant Form, HHE-300 3/97
 - * Replacement System Variance Request Form, as necessary.

PROPERTY OWNER INFORMATION AND REQUIREMENTS

I (we), Diane Kurylo-Tillett own the property described in this Application/Agreement.

1. Holding tanks require regular pumping by a licensed pumper. The owner must pay this service.
2. The holding tank will be pumped at least once a year by the pumper listed on this application. Another pumper may be used if the listed pumper is notified and the LPI approves the change. The new pumper will then be listed on an attachment to this agreement.
3. A water meter shall be installed at the owner's expense if required by the LPI.
4. All records of pumping and water use (if required) must be kept for at least three years and shall be made available to the LPI or other official if requested.
5. A holding tank for new construction can only be replaced by a system meeting first time system requirements.
6. Once approved this form must be recorded at the Registry of Deeds, cross referenced to the owner's deed.

I/We state that all the information presented with this application is true and accurate, I/we acknowledge the foregoing items and agree to comply with all the requirements.

Property Owner(s) Signature David R. Tuttle Date 10/27/25

Property Owner(s) Signature _____ Date _____

SITE EVALUATION STATEMENT

I, Aaron Leighton, state that I have evaluated the subject property and found that a subsurface wastewater disposal system is not practical. Secondly, I have completed a *Subsurface Wastewater Disposal System Application* (HHE-200) proposing a holding tank installation for the property's wastewater disposal.

Site Evaluator's Signature [Signature] Date 8/11/25

HOLDING TANK PUMPER INFORMATION

Business owner's name William Andrews License # AGR111674
Business name Action Septic
Mailing address P.O. Box 70
City Sullivan State Maine Zip 04664
Business telephone 207-667-3427
Max. truck hauling capacity 3500 gallons
Can pump: anytime seasonally anytime year round
DEP licensed disposal site location elboworth waste water Site # _____

HOLDING TANK PUMPER STATEMENT

I, Willy Andrews, own and operate a septage pumping business named in this Application/Agreement, and have contracted with the property owner(s) to pump and properly dispose of the tank's waste. I further state that the tank, and that the wastewater will be disposed of at a Department of Environmental Protection licensed disposal location.

Holding Tank Pumper's Signature [Signature] Date 10/27/25

Municipal Officers Statement

- I (we) have reviewed the information submitted in support of this application.
- I (we) find that the installation of the holding tank will not violate any local ordinances.
- I (we) will authorize the LPI to enforce the requirements of this agreement, the Subsurface Wastewater Disposal Rules and any local ordinances, including record-keeping and required pumping.
- I (we) recommend that the LPI issue the necessary permits for the installation of the holding tank.

Signature _____ Title _____ Date _____
Signature _____ Title _____ Date _____
Signature _____ Title _____ Date _____

Local Plumbing Inspector's Statement

I have reviewed this application and find that the issuance of a permit for the holding tank complies with the Subsurface Wastewater Disposal Rules and all pertinent local ordinances.

Additional Requirements: _____

Signature _____ Date _____