

**Town of Gouldsboro
Planning Board**

Minutes of the 12/2/25 Public Hearing on the Summer Harbor Subdivision held on Zoom

Roll Call:

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

Board Members absent:

Ray Jones
Jed West (alternate)

CEO

Mike Connors, present

Town Manager

Josh McIntyre, present

Town Clerk

Brianna Mitchell, present

Number of Guests 7:

Aga Dixon, Drummond Woodsum, Town Attorney
Andrew Hamilton, Katahdin Law, Attorney for Michael and Dana Rogers
Bryce Emerson, Herrick and Salisbury, Land Surveyors
Aleita Burman
Dana Rogers
Jack Brugger
Barb Prud'homeaux

The Public Hearing was called to order by the Chair at 6pm

Attorney Andrew Hamilton (representing the Rogers') summarized and outlined the amendment to the Summer Harbor Division Plan.

1. The combination of lots 14 & 15 into lot 1415
2. A new brook side shore access easement for Town licensed shellfish harvesters
3. Driveway location does not change and provides access to building envelope

Jack Brugger, abutter, agreed with the proposed changes. Chair Deirdre McArdle reviewed the list of 20 subdivision amendment requirements with the Planning Board and read aloud the amendments up for approval.

A motion to approve amendments to the Summer Harbor subdivision was made by Mark Altvater, seconded by Jeff Grant and passed unanimously

Mark Altvater moved that Chair McArdle should write up a decision on the third amendment to the Summer Harbor Subdivision plan. Jeff Grant seconded and it passed unanimously.

Andrew Hamilton suggested the signed decision be dated as December 2 as the meeting had to be held on Zoom due to inclement weather.

The Chair closed the Public hearing at 6:24pm

Regular Planning Board meeting minutes

Approval of Minutes of November 18, 2025. Motion to approve by Mark Altvater, seconded by Jeff Grant. Minutes were approved unanimously.

Unfinished business:

Members of the Select Board met with Bill Zoellick, Chair of the Coastal Resilience Committee, and Deirdre McArdle to discuss the Comp Plan. The conversation included a request to add short term rentals and examine growth districts in the plan. Bill Zoellick agreed to add language to the Goals and Objectives section of the appropriate chapters. There was consensus among the Select Board members present that the plan should be approved by the board following these additions. Concerns were also expressed about the need to include something about short-term rentals by amending the town's ordinances which must also include some provision for additional growth districts.

Site plan Review Decision Form - Mark Altvater suggested adding a point about protection of historical property or anything of historical or national archeological significance to section G. It was discussed that the Planning Board should have a database of properties of historical or archaeological significance.

Chair McArdle asked the Planning Board for input whether a flow chart would be helpful to map out the process of what is necessary in terms of permitting and site plan review.

Rocket Ordinance - Chair McArdle asked for input/changes. A conversation ensued about other possible ordinances that could be needed in the future.

Mark Altvater moved to adjourn, and ~~Ray Jones~~ seconded. The motion passed unanimously.

The meeting adjourned at 7:12 pm

Respectfully submitted:

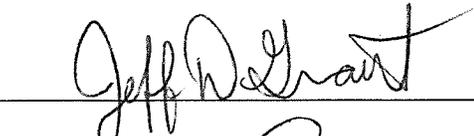
Shepsi Eaton, Secretary



Deirdre McArdle, Chair



Jeff Grant, Vice-Chair



Ray Jones



Mark Altvater



Jed West (Alternate)

Roy Gruver (Alternate)
