

**Town of Gouldsboro
Planning Board
Minutes of the 12/16/25 Meeting**

Roll Call:

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

CEO

Mike Connors, present

Zoom Guests 2:

Barb Prud'homeaux
Margaret Jones

Approval of Minutes of December 2, 2025. Motion to approve as amended by Mark Altvater, seconded by Jeff Grant. Minutes were approved unanimously.

CEO Report

25-103	11/20/25	IMK Properties LLC	1288 Route 1		\$200,000	Apt Building (4 units)
25-104	12/1/25	Brian Eaton	862 Pond Rd	shoreland	\$4,000	Shed
25-105	12/3/25	John Zito	163 Lighthouse Point Rd	shoreland	\$3,500	Deck extension
25-106	12/15/25	Jeff Grant for Dave Seward	17 Swards Folly		\$8,000	Addition
25-107	12/16/25	Daniel Rodgers	635 Corea Rd		\$1,100	Garage/Shed
25-108	12/16/25	Dale Church for Rona & John Gandy	Lighthouse Point Rd		\$3,000	Driveway
25-109	12/16/25	Alan Raibick	1 Whitetail Lane	shoreland	\$4,695	Shed
25-110	12/16/25	Mark Stephenson	262 West Bay Rd		\$85,000	Workshop & Greenhouse

Unfinished Business:

Comp Plan - Bill Zoellick has done the reformatting and editing and it is ready to be submitted to the state pending Select Board final approval on Thursday.

Rocket Ordinance – The proposed draft ordinance was edited by Roy Gruver and the steps for introducing a new ordinance has been outlined. A motion to approve the draft Rocket Launch Ordinance V2 for recommendation to the select board was given by Shepsi Eaton and Seconded by Jeff Grant. The motion passed with one opposition.

Site Plan Review Decision Form – If a question would be added concerning the historical significance of a property, there would need to be a way for the applicant to access that information. We need to find out if there is a source for that information. We will find this out before adding a question on this to the Decision Form.

New Business:

Goodwin Quarry - Site Plan review would be necessary if the land were to be used as a quarry. The state permitting process has begun. The town CEO will be informing the land owner and lessee that because of the change in land use and because it would be a business operated by someone other than the land owner, the operation would require a site plan review before approval.

Chair McArdle asked the planning board to think about the General Development section of the shoreland ordinance and consider ways to limit that district to operations that relate to commercial fisheries. This recommendation should be given by the end of the year to be included in the year-end review for fulfillment on the Three Harbors Grant requirements.

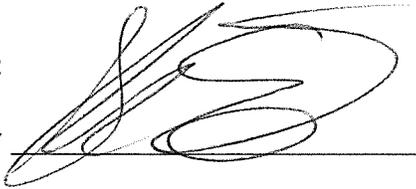
Shepsi Eaton moved the planning board use the Subdivision Review Decision form to approach future approval decisions for Subdivision. Jeff Grant Seconded. The motion passed unanimously.

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

The meeting adjourned at 6:57 pm

Respectfully submitted:

Shepsi Eaton, Secretary



Deirdre McArdle, Chair

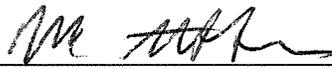


Jeff Grant, Vice-Chair



Ray Jones

Mark Altvater

 1/6/26

Jed West (Alternate)

Roy Gruver (Alternate)