

MINUTES OF DECEMBER 02, 2025
GOULDSBORO SELECT BOARD WORKSHOP

Zoom Meeting

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

Meeting ID: 801 872 7702

Password: 4uFgxX

Present: Robert Harmon, Danny Mitchell Jr., Jackie Weaver, Johnathan Renwick
Staff: Town Manager Joshua McIntyre
Town Clerk Brianna L. Mitchell
Committees: Planning Board Chair Deirdre McArdle
Planning Board Alternate Mark Altvater
Comp Plan Volunteer Bill Zoellick
Zoom: 9 (Nine)

Meeting held via Zoom.

Mr. Harmon called the meeting to order at 4:30PM.

COMPREHENSIVE PLAN DRAFT DISCUSSION

Comp Plan Volunteer Bill Zoellick mentioned there are some chapters in the Comp Plan that the Select Board should review as they are important. Below are some key points he would like them to review.

Key Things to Look At

- Vision Statement – sets the broad direction and goals for the plan. Focus on community and expanding the economy.
- Executive Summary
- Chapter C – Economy. Review Goals, Policies, and Strategies at the end.
- Chapter D – Housing. Suggest two Goals – Increased Workforce Housing and find ways to collect information about short-term rental activity.
- Chapter G – Fiscal Capacity – Continued refinement of Capital Improvement Plan process
- Chapter J – Water Resources – limits Town’s development options. Look at the section on Groundwater
- Chapter K – Natural Resources. Review Section 8 and Goals, Policies, and Strategies at the end.
- **Chapter N** – Existing and Future Land Use. **The Key Chapter.** Look especially at Sections 7 and 8, along with the Goals, Policies, and Strategies at the end.
- Chapter O – Implementation – Recommends annual meeting of the Select Board, the Planning Board, various committees, and the community to review progress on the Plan’s implementation.

Places to Focus Primarily on Goals, Policies, and Strategies

- Chapter A – History & Archeology
- Chapter B – Population & Demographics
- Chapter E – Transportation
- Chapter F – Public Facilities
- Chapter H – Recreation & Health
- Chapter I – Marine Resources
- Chapter L – Agriculture and Forestry
- Chapter M – Climate Adaptation

Comp Plan member Deirdre McArdle appreciates Bill for all he is doing and continues to do with the formatting and editing of the Comp Plan. He has been very helpful with this process.

Jackie Weaver mentioned she would like to include somewhere in the plan that allows workforce housing construction and allows an expanded growth area that was recently purchased by Maine

Coast Heritage Trust. She asked how can we stimulate economic development without a designee? Select Board Chair Bob Harmon mentioned it's difficult to have businesses here in Gouldsboro that can be sustainable. Town Manager Joshua McIntyre mentioned an economical position is not needed in the future. Gouldsboro will work to be more business friendly by making regulations and application processes more transparent. Jackie Weaver asked Bill Zoellick why he encourages for no zoning? Bill responded that Gouldsboro doesn't really need it because the geography and geology determines where we can do things. Rocky plains are not suitable for those types of things. In the Comp Plan they identify the different types of activities in the different zones.

Select Board Member Jackie Weaver mentioned there's an awful lot of land held by multi-generational families. She asks would it be worth to think about this in the Comp Plan? Select Board Vice Chair Danny Mitchell mentioned he doesn't believe there is much left anymore. The Town's real issue is the short-term rental businesses. There are so many units that are taking up the full-time residences. The ones that are doing short-term rentals, the owners don't live here so they hire local property managers. The jobs that we do have here is difficult to fill them because people can't afford to live in those rentals. Locals can't afford to buy houses here in Gouldsboro. The Peninsula School is always needing positions filled and it's difficult to find people to work these positions due to teachers not be able to find local housing. The root cause is the lack of affordable housing. We need more jobs that are available and affordable housing. The Planning Board will need to collect information to find out how many rental houses there are in Gouldsboro. Select Board Member Johnathan Renwick mentioned the wages around here don't allow people the ability to afford to buy housing or a rent. Jackie Weaver asked Bill Zoellick if there should be more in the Comp Plan to address this issue? Bill Zoellick mentioned on page 47, there is much information that he thinks addresses her concerns.

Johnathan believes the lobster industry is the biggest employer in the Town of Gouldsboro job wise. Wages for stern men have not gone up, they are just a tool that is being worn out. The income doesn't match the world we live in right now.

Bill Zoellick mentioned in the Economy chapter on page 3, it discusses employers in the Town of Gouldsboro for anyone to glance at.

Jackie Weaver asked how we would find out what land is available? Bob Harmon mentioned about designating an area where they would like to see growth. He would be happy to look around town to give some ideas. Dierdre McArdle asked if it's a good idea to put this in the objective instead of tying it into the plan itself. Bill recommends Deirdre run it by Averi at Hancock County Planning Commission. Bill Zoellick will add a specific objective for growth areas in the Comp Plan. Bill asked the Select Board if this is ready for submission to the State? The Select Board thinks it's ready to be sent off to the State. Select Board Vice Chair Danny Mitchell thanks Bill Zoellick, the Comp Plan Committee, and the Planning Board Committee who have pulled all this together in such a short amount of time! This is a huge undertaking and such a great group of people who have done such a great job. Deirdre McArdle agrees as well. Bill Zoellick will coordinate with Town Manager Joshua McIntyre on a few changes. It is complete.

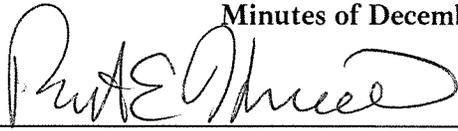
**Respectfully submitted,
Brianna L. Mitchell, Town Clerk**

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

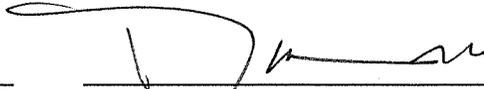
Enclosures: Agenda, Complete Comp Plan Draft.

SELECT BOARD

Minutes of December 02, 2025 and Approval on December 18, 2025



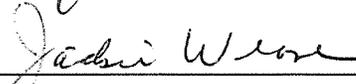
Robert Harmon, *Chair*



Danny Mitchell, Jr., *Vice Chair*



Peter McKenzie



Jackie Weaver



Johnathan Renwick