

Town of Gouldsboro
2/3/2026
Planning Board
Meeting Minutes 2/3/2026
Gouldsboro Town Office

Roll Call:

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

Board Members absent:

CEO present:

Mike Connors

Number of Guests 10

Aleida Fusco
Coleton Goodwin
Jason Knowles
Nicole Knowles
Brice Emerson
Gino Balzarini IV
Gino Balzarini III
Dan Rogers
Melissa Rogers
Dwight Rogers

Zoom guests 4

Ellen and Mark Perka
Jimmy Culver
Jared Hayes

Public Hearing on the Goodwin Quarry

Chair Deirdre McArdle called the Public Hearing to order at 6pm

Bryce Emerson, Herrick and Salsbury, described the Goodwin Construction Proposal for a 10 acre rock quarry in the middle of a 270 acre lot. Blasting on site for granite and moving materials off site

for processing; internally drained. Blasting about 5 times a year, each blast lasts about 15 seconds

Concern was expressed for seismic impact on wells.

Goodwin Construction carries insurance that covers damage for the blasting.

If there is concern from abutters, the blasting company can do a pre blast survey

Concern was expressed for foundation damage and/or house shaking. The blast this past summer shook Gino Balzarini's III house. He said that there is no foundation because the house is sitting directly on ledge. A question arose as to the possibility of using smaller blasts for mitigation. The response was that the blast may have to be repeated and may not be as effective.

Colton Goodwin stated that his company carries insurance to State standards but would make good on any damage to homes or property caused by blasting. The Planning Board requested an addition of reassurance included in the site plan application that if damage is done to an abutter's property or belongings outside of the state standard of ½ mile radius, there would be coverage.

A question was raised as to whether the town benefit receives any benefit from a quarry. The Planning Board consensus was that there was no benefit.

Several questions and concerns were addressed to Goodwin Construction.

An abutter stating that "Jones Pond is a place of great peace and beauty" expressed concern for noise from large trucks carrying heavy rock loads between the private Rocky Rd. and Rt 1. In addition, a question was raised regarding environmental impact on the pond.

Other questions included the time frame for the project, whether an assessment had been done of how much rock will be quarried, the potential effect on the water table, potential concern for runoff or impact on hydrological flow underground.

Regarding the timeframe, the response was that the project will be active based on demand. To potential effect on water Colton Goodwin responded that the quarry is required to be 2 feet above the high water table and which will be monitored by a monitoring well. The proposed quarry is aligned with state standards for distance from other wells. He stated that the quarry was internally draining and that there would be no runoff. At the end of the project, the result will not be a hole with standing water, but will be a flattened hill. Any water used for the project would be brought in by tanker truck.

By consensus Goodwin Construction and Herrick and Salsbury needed time to include reassurance of blast insurance covering potential Blast damage to neighboring structures.

Jeff Grant moved to continue the hearing on site plan application until Friday Feb. 6 at 6pm

Mark Altvater seconded. The motion was approved unanimously.

The Public Hearing closed at 7pm

Regular Meeting

Approval of the minutes of the January 20th meeting.

A motion to approve was made by Mark Altvater and seconded by Jeff Grant. It was approved unanimously.

CEO Report:

The CEO had nothing to report

Unfinished Business

Chair Deirdre McArdle stated that she had received a request by Tom Federle (Archipelago) attorney for Dan and Melissa Rogers of Bottomline Fisheries by email and USPS requesting a Public Hearing on the Bottomline Fisheries site plan application on March 17th. The date was approved by consensus.

Dan Rogers requested the opportunity to speak. He questioned the reason for a new site plan application. Chair McArdle stated that Bottom Line Fisheries had received conditional approval (on May 6, 2025) for a one year permit and that they needed to file a new application. He expressed extreme frustration at the process including having the Public Hearing on March 17th. The Chair indicated that she had a letter requesting that date from his attorney. A member of the audience asked if the business need to provide any additional information and was told that no new material was needed but only a new application. Chair McArdle told Dan Rogers that his property was in the Coastal Fisheries Marine Activities (CFMA) district and that any Bottom Line Fisheries business must be an accessory to business as a lobsterman.

New Business

There was no new business

Shepsi Eaton moved to adjourn, and Mark Altvater seconded. The motion passed unanimously.

The meeting adjourned at 7:17 pm.

The Continuation of the Public Hearing on the Goodwin Quarry will be on February 6 at 6pm
The next regular Planning Board meeting will be on February 17th at 6PM

Respectfully submitted:

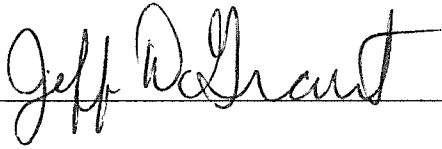
Steven Shepsi Eaton, Secretary



Deirdre McArdle, Chair



Jeff Grant, Vice-Chair



Ray Jones

Jed West



Roy Gruver, Alternate

Mark Altoater

