

KATAHDIN LAW LLC

COUNSELORS AT LAW

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July 21, 2026

Gouldsboro Planning Board
ATTN: Deirdre McArdle, Chair
59 Main Street
Prospect Harbor, Maine 04669
dmcardle@gouldsborotown.com

Re: Request of Michael and Dana Rogers for Approval of Modified Driveway Entrance
Location for Lot 1415 per 4th Amended Subdivision Plan

Dear Chair McArdle-Manning and Members of the Board:

I am counsel for Mike and Dana Rogers who now come before you as part of this letter and the enclosed Fourth Amended Subdivision Plan and ask that the Planning Board review and grant approval at its meeting on August 4, 2026. The sole purpose of the Fourth Amended Subdivision Plan is to gain approval of the relocated driveway entrance approximately 55 feet to the south on the Summer Harbor Road in order to avoid crossing through a wetland and thereby avoid altogether greater environmental impact.

There are two sheets for the Fourth Amended Subdivision Plan presented to the Town Manager Josh McIntyre and Code Officer/ Road Commissioner Mike Carroll by Bryce Emerson of Herrick & Salsbury:

1. Sheet 1 presents the relocated driveway entrance 55' south of the location previously depicted on the Third Amended Subdivision Plan with Notes 1 and 2 and with plan References and a signature block;
2. Sheet 2 provides background explanation of the original Driveway Entrance depicted on the Third Amended Subdivision Plan and the wetland location as mapped by Lee Burman of WRC Consultants as well as the relocated driveway 55' to the south with NO plan notes, references or signature block. Sheet 2 is provided so that the Town and the Planning Board will have context for why the relocated driveway entrance will avoid the wetland and thereby avoid altogether greater environmental impact.

Bryce Emerson confirms what the Fourth Amended Subdivision Plan sheets detail: (a) the new relocated driveway entrance is the only amendment from the Third Amended Subdivision Plan by relocating it approximately 55 feet to the south on the Summer Harbor Road; (b) the new relocated driveway entrance is approximately 335 feet from the closest lot boundary for Lot 13 to the south; (c) the new relocated driveway entrance is approximately 482 feet from the closest lot boundary



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Gouldsboro Planning Board
July 20, 2026

for Lot 16 to the north; and (d) the new relocated driveway entrance is upgradient from the prior location and the wetland swale that would have been crossed if the prior entrance was used.

Ms. Emerson has also provided the Subdivision Permit Application Fee. Consistent with the Town Ordinance, a copy of that check showing that the amount of \$100 has been paid is enclosed in the form of the Herrick & Salsbury check to cover the application fee in that amount made payable to the Town of Gouldsboro. We consulted the Ordinance and determined that, since we are neither creating a new subdivision nor an additional lot in the existing subdivision, no payment into the Subdivision Trust Account will be due at this time. Rather, when the Rogers apply for a building permit for a new home, any Trust Account Fee that may or may not be due at that time, together with the fee for the processing of the Rogers' building permit application; that can be paid at a later date.

Thank you to you and your Board colleagues for your kind consideration of this request. We look forward to meeting with you on August 4 with the full Board to address any questions you may have before final action in this regard. We understand that the Town Attorney may be present via remote access and the Town Manager may be present as well.

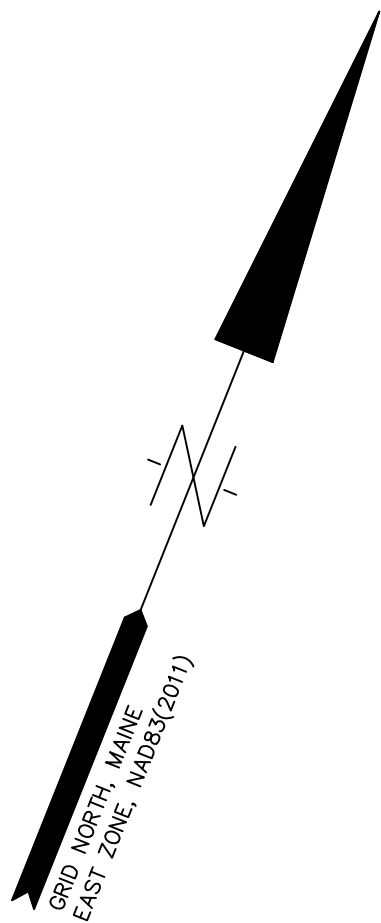
Please advise should you have any questions.

Kind regards,

s/ Andrew Hamilton

P. Andrew Hamilton

cc: Dana and Michael Rogers
Aga Dixon, Esq.
Josh McIntyre, Town Manager
Allie Kaehrle, Municipal Operations
Bryce Emerson
Lee Burman

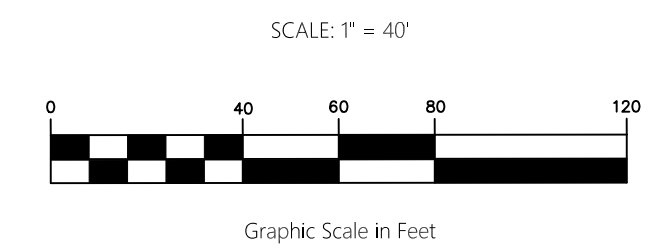


SHEET 2
Fourth Amended Subdivision Plan:
Summer Harbor Subdivision
Summer Harbor Road
Gouldsboro, Maine
Hancock County

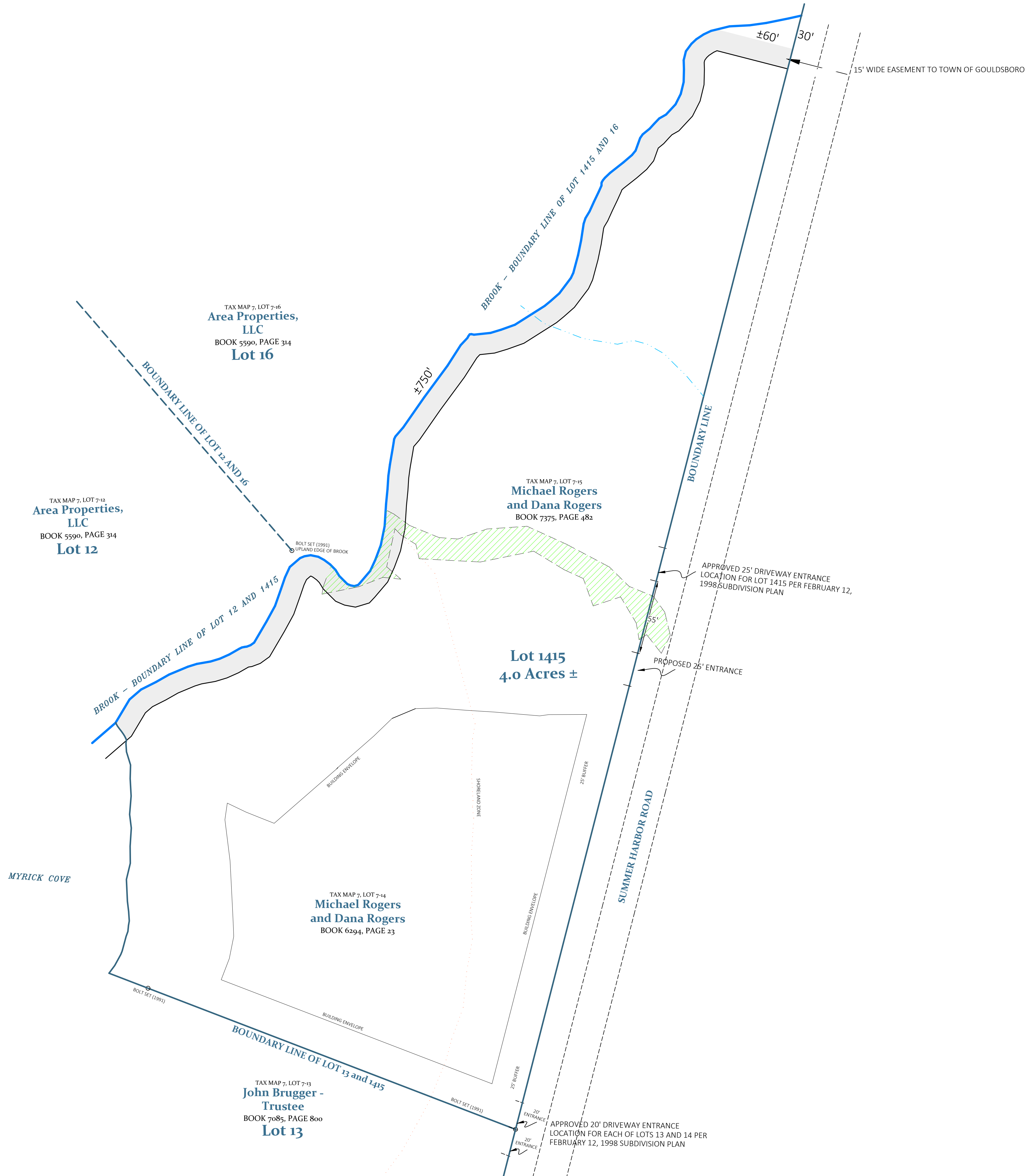
OWNER OF RECORD
Michael Rogers and Dana Rogers
100 Halls Drive
Kennett Square, PA 19348

DATE: July 21, 2026
BEE JOB NUMBER: 6566D

REVISIONS:



- LEGEND**
- BOLTS SET (1991)
 - PROPERTY LINE
 - - - PAVED SURFACE
 - ← STREAM
 - - - RIGHT OF WAY
 - BUILDING SETBACK LINES
 - - - - - TRIBUTARY STREAM
 - WETLAND

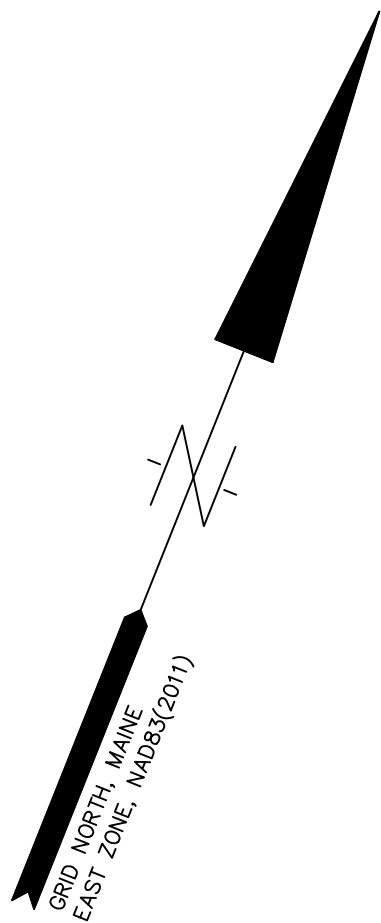


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Fourth Amended Subdivision Plan:

Summer Harbor Subdivision
Summer Harbor Road
Gouldsboro, Maine
Hancock County

OWNER OF RECORD

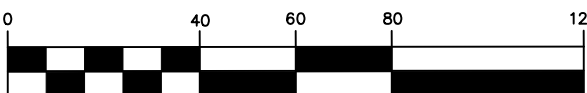
Michael Rogers and Dana Rogers
100 Hale Drive
Kennett Square, PA 19348

DATE: July 21, 2026

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REVISIONS:

SCALE: 1" = 40'



Graphic Scale in Feet

NOTES:

- THIS PLAN REVISES A PORTION OF THE PRIOR THIRD AMENDED SUBDIVISION PLAN ENTITLED "THIRD AMENDED SUBDIVISION PLAN: SUMMER HARBOR SUBDIVISION" REVISED THROUGH DECEMBER 1, 2025 AND RECORDED AT THE HANCOCK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 53, PAGE 71. THE SOLE PURPOSES OF THIS FOURTH AMENDED SUBDIVISION PLAN IS TO AMEND THE THIRD AMENDED SUBDIVISION PLAN TO CHANGE THE DRIVEWAY ENTRANCE LOCATION FOR LOT 1415. ALL OTHER PLAN DETAILS AND NOTES REMAIN THE SAME AS DETAILED ON THE THIRD AMENDED SUBDIVISION PLAN.
- SPECIFICALLY, ALL NOTES, CONDITIONS, WAIVERS, RESTRICTIONS AND OTHER MATTERS SHOWN OR REFERENCED ON THE PRIOR SUBDIVISION PLANS (INCLUDING THE BUFFER MANAGEMENT PLAN AND OTHER ASSOCIATED PRIOR SUBDIVISION SUBMISSIONS) REMAIN IN FULL FORCE AND EFFECT EXCEPT AS EXPRESSLY MODIFIED BY THE ABOVE NOTE 1. IN CONFIRMATION OF THE FOREGOING, THIS FOURTH AMENDED SUBDIVISION PLAN ALSO INCLUDES THIS NOTE: THE DRIVEWAY THROUGH THE BUFFER FOR LOT 1415 AS DETAILED ON THIS FOURTH AMENDED SUBDIVISION PLAN IS SPECIFICALLY PROVIDED FOR UNDER THE 1989 BUFFER ZONE MANAGEMENT PLAN RECORDED AT BOOK 1856, PAGE 205.

REFERENCES:

ORIGINAL FINAL SUBDIVISION PLAN ENTITLED "FINAL PLAN SUMMER HARBOR, SUMMER HARBOR ROAD (HANCOCK COUNTY) GOULDSBORO, MAINE" DATED APRIL 1, 1991 RECORDED AT BOOK 24, PAGE 71 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

FIRST AMENDMENT OF FINAL SUBDIVISION PLAN ENTITLED "FINAL PLAN SUMMER HARBOR, SUMMER HARBOR ROAD (HANCOCK COUNTY) GOULDSBORO, MAINE" DATED DECEMBER 16, 1996 RECORDED AT BOOK 28, PAGE 001 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

SECOND AMENDMENT OF FINAL SUBDIVISION PLAN ENTITLED "FINAL PLAN SUMMER HARBOR, SUMMER HARBOR ROAD (HANCOCK COUNTY) GOULDSBORO, MAINE" DATED FEBRUARY 12, 1998 RECORDED AT BOOK 28, PAGE 158 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

THIRD AMENDMENT OF FINAL SUBDIVISION PLAN ENTITLED "THIRD AMENDED SUBDIVISION PLAN: SUMMER HARBOR SUBDIVISION SUMMER HARBOR ROAD GOULDSBORO, MAINE HANCOCK COUNTY, DATED DECEMBER 1, 2025 AND RECORDED AT BOOK 53, PAGE 71 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

PROTECTIVE COVENANTS FOR SUMMER HARBOR SUBDIVISION DATED APRIL 3, 1991 PREPARED BY EATON, PEARBODY, BRADFORD & VEAQUE, P.A. RECORDED AT BOOK 1856, PAGE 210 OF THE HANCOCK COUNTY REGISTRY OF DEEDS.

ALL BOOK/PAGE & PLANFILE REFERENCES SHOWN HEREON ARE TO THE HANCOCK COUNTY REGISTRY OF DEEDS.

WETLANDS MAPPING PROVIDED BY WATERSHED RESOURCE CONSULTANTS LLC.

Herrick & Salsbury
INC.

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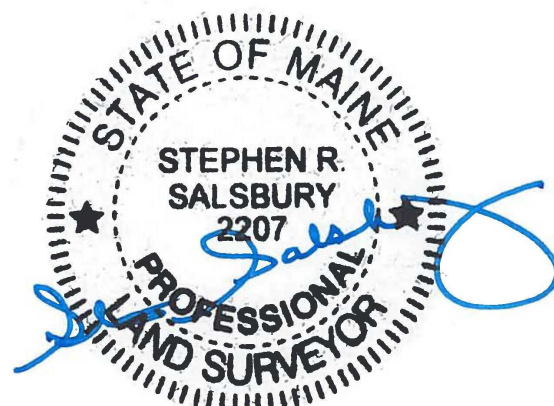
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LEGEND

- BOLTS SET (1991)
- PROPERTY LINE
- PAVED SURFACE
- STREAM
- RIGHT OF WAY
- BUILDING SETBACK LINES
- TRIBUTARY STREAM



TAX MAP 7, LOT 7-16
Area Properties, LLC
BOOK 5590, PAGE 314
Lot 16

TAX MAP 7, LOT 7-12
Area Properties, LLC
BOOK 5590, PAGE 314
Lot 12

TAX MAP 7, LOT 7-15
Michael Rogers and Dana Rogers
BOOK 7375, PAGE 482

Lot 1415
4.0 Acres ±

TAX MAP 7, LOT 7-14
Michael Rogers and Dana Rogers
BOOK 6294, PAGE 23

TAX MAP 7, LOT 7-13
John Brugger - Trustee
BOOK 7085, PAGE 800
Lot 13

WE, THE MEMBERS OF THE GOULDSBORO PLANNING BOARD, IN ACCORDANCE WITH TITLE 30-A MRS §4407, CERTIFY THAT THE CRITERIA SET FORTH IN §4404 HAVE BEEN CONSIDERED IN CONNECTION WITH THIS FOURTH AMENDED SUBDIVISION PLAN AND ALL CRITERIA HAVING BEEN MET, WE APPROVE THIS SUBDIVISION REVISION PLAN.

CHAIR

DATE

APPROVED 20' DRIVEWAY ENTRANCE LOCATION FOR EACH OF LOTS 13 AND 14 PER FEBRUARY 12, 1998 SUBDIVISION PLAN