

**Town of Gouldsboro  
October 1, 2024  
Planning Board  
Meeting Minutes  
Gouldsboro Town Office**

**Board Members present:**

Ray Jones, Chairman  
Deirdre McArdle, Secretary  
AJ Higgins  
Shepsi Eaton  
Jeff Grant  
Deb Bisson, Alternate  
Jed West, Alternate

**Board Members absent:**

**CEO:**

Mike Connors was present

**Number of Guests: 6**

Sarah Redmond  
Trey Angera  
Jerry Kron  
Karen Connors  
Dwight Rodgers  
Brad Vassey

**ZOOM Guests:**

Zoom was not available

**1. Approval of minutes from August 6, 2024**

Approved as written YES [ X ] NO [ ]

Approved as amended YES [ ] NO [ ]

A motion to approve the minutes was made by AJ Higgins, was seconded by Deirdre McArdle and passed unanimously.

## **2. Approval of bills**

There are no bills.

## **3. CEO report**

CEO Mike Connors issued 5 permits with 2 new residences. Regarding the Lucinda Lane situation he discussed the situation with legal services and will do an after the fact subdivision into 4 parcels. He stated that a similar situation was resolved in this way in 2021. The CEO recommended that the owner consult a land use attorney. Chairman Ray Jones stated that their fees would be doubled.

The CEO spoke with the potential Hybrid School property owner on Rt. 186 in South Gouldsboro, Clay Savage and his associates. They are planning a hybrid school (Christian in-person and home school) at the site in the existing building and are in contact with their insurance company as well as Fire Chief Ken Monroe regarding safety requirements for a private school.

In an update on the South Gouldsboro potential shoreland violation the CEO stated that there was no cutting in the 75 foot buffer zone therefore there was no violation. There was possible excess removal of vegetation but no NERPA violation. If it is determined that this is the case, the owners will revegetate.

CEO Mike Connors gave the Planning Board an update regarding 725 Paul Bunyan Road though this is Paul Bunyan Shores Association matter and has nothing to do with the Town. The owner told him that she thought that, according to the association, land couldn't be divided. She researched the deeds for Paul Bunyan Shores and found a deed where there was a lot that was split. This was an exception which she believes sets a precedent.

Mike Connors gave the Planning Board a copy of LD 2101 "An Act To Strengthen Shoreland Zoning Enforcement" which passed in April 2024. Chairman Ray Jones stated that the Shoreland Zoning Ordinance would need to be amended to include this.

On another issue the Chairman Ray Jones asked the CEO about the situation on Walters Road. He recommended that the CEO pay a site visit to the Downeast Subaru business owners. A conversation ensued regarding the responsibility of the property owner to manage their tenant's compliance.

Building permits issued:

24-72	9/19/2024	Will Long	544 Gouldsboro Point Rd	Y	Shoreland Stabilization
24-73	9/24/2024	John and Rose Arenstam	20 Loon Cove	N	Shed
24-74	9/24/2024	Robert Kelleter	47 Clinic Rd	N	ADU/Residence
24-75	9/24/2024	Susan Canham	469 Guzzle Rd	Y	Residence
24-76	9/25/2024	Maine Hibbard	610 West Bay Rd	N	Demo

#### **4. Old Business**

##### **A. Old Business LD 2003**

Prompted by a question from the audience, a short conversation followed about accessory dwelling units (ADU). Chairman Ray Jones stated that Gouldsboro's lack of zoning, except for designated Commercial Fisheries Maritime Activities (CF/MA) districts, exempts the Town.

##### **B.) Miscellaneous**

a.) Deirdre McArdle spoke briefly about the Coastal Resilience Committee/Planning Board 3 Harbors grant of 50k written by Bill Zoellick, CRC Chair, and awarded to Gouldsboro by the State. The purpose of funding is to assess the primary needs of Prospect Harbor, Bunkers Harbor, and South Gouldsboro Harbor. A preliminary site visit, including members of the State Program Team, the CRC, the Planning Board, representatives from each harbor and the Harbormaster, took place on September 27<sup>th</sup>. Three areas of need were addressed for each harbor.

b.) Comprehensive Plan Chair Deb Bisson distributed the updated future land use map she received from HCPC. The consensus was that the colors designating the districts were unclear and especially in Residential Growth areas where the color was very light.

#### **5. New Business**

A. Sarah Redmond and Trey Angera of Springtide Seaweed attended to request clarification of the Planning Board minutes of the June 4, 2024, meeting where Annie Sokoloski, of the Lobster Trap, was present as representative of Aquashell, LLC owner of property of which Springtide Seaweed is an abutter. Sarah Redmond stated that the address given by Ms. Sokoloski of 63 Shore Rd. S. Gouldsboro was incorrect. She said that #63 is the address of a worm buying station that has not been in use for many years and does not have any current fisheries activity. These minutes reflect the correct address of 67 Shore Road, S. Gouldsboro. Chairman Ray Jones stated that the owner of Aquashell, Hal Harlan, has not come before the Planning Board which he must do before proceeding. Sarah Redmond and Trey Angera said that they had met with the owner and his plans are extensive. Chairman Ray Jones stated that the owner will be required to file a site plan application. Since Springtide Seaweed is in touch with the owner of Aquashell he suggested that Sarah Redmond and Trey Angera recommend that he appear before the Planning Board in advance of his application. CEO Mike Connors stated that he had not been contacted by anyone from Aquashell and that as the property is CF/MA it is under State jurisdiction and not his purview.

Dwight Rodgers, from DC Air, added that the South Gouldsboro fishermen sell to them and have expressed concern about the future of their working harbor. It is his understanding that except for Heritage Fisherman, Jerry Potter, CF/MA lots are all owned by the same person.

B.) Other

Dwight Rodgers had a question regarding an official signature and was referred to the Town Manager, Josh MacIntyre.

**Next Planning Board Meeting: October 15, 2024**

Jeff Grant made a motion to adjourn, and A.J. Higgins seconded. The meeting Adjourned: 6:58 p.m.

Respectfully submitted:

Deirdre McArdle, Secretary \_\_\_\_\_

Chairman, Ray Jones \_\_\_\_\_

Vice Chairman, Jeff Grant \_\_\_\_\_

A.J. Higgins \_\_\_\_\_

Steven Shepsi Eaton \_\_\_\_\_

Alternate, Deb Bisson

A handwritten signature in black ink, appearing to read "Deb Bisson", written over a horizontal line.

Jed West, Alternate (seated)

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