

**Town of Gouldsboro
February 4, 2025
Planning Board
Meeting Minutes
Gouldsboro Town Office**

Board Members present:

Ray Jones, Chairman
Jeff Grant, Vice-Chairman
Deirdre McArdle, Secretary
A. J. Higgins
Deb Bisson, Alternate seated

Board Members absent:

Shepsi Eaton
Jed West, Alternate

CEO:

Mike Connors was present

Number of Guests:

0

ZOOM Guests:

Zoom unavailable

1. Approval of minutes from January 21st

Approved as written YES [] NO []
Approved as amended YES [X] NO []

A motion to approve the minutes was made by Jeff Grant, seconded by Deb Bisson and passed unanimously.

2. Approval of bills

There are no bills.

3. CEO report

CEO Mike Connors informed the Planning Board of an email Subdivision Invoice scam. Several larger municipalities have experienced subdivision developers receiving emails requesting

payments for development fees. He received a blasting notification from Downeast Aggregate, on Tom’s Meadow Road. The CEO received a call from an insurance company regarding their coverage of a garage, near Creative Cuts on Rt. 1, which is owned by Michelle Manocchio-Silvestrone. It was expanded in 2015 and is in violation of the property line setback on two lots, both of which she owns. A conversation followed as to the possibility of the owner of both pieces moving the property line to bring the garage into compliance.

Permit #	Date	Name	Location	Shoreland	Est. Cost	Type
25-3	1/16/2025	Patricia Milliken	791 West Bay	Y	\$41,000.00	Garage
25-4	1/23/25	Dale Church for McCloud	46 Cranberry Point Rd	Y	\$50,000.00	2' Elevation of Residence

4. OLD BUSINESS

Pond Road Woods Subdivision

Cindy Beske required Planning Board signatures so she can submit to the Registry of Deeds to record the subdivision. Members of the Planning Board signed as required.

5. NEW BUSINESS

Ed Weaver requested Planning Board approval of his permit for a shed in the Coastal Fisheries/Marine Activities (CFMA) district. A.J. Higgins moved to approve, and Jeff Grant seconded. The permit was approved unanimously.

He stated that the shed will be used for working materials, traps etcetera. As moving it from the wharf will bring it under 25’ off the centerline of the road. Ed Weaver said he would speak with his neighbor for permission to bring it closer to her property.

Deb Bisson made a motion to adjourn, Jeff Grant seconded, and it was approved unanimously.

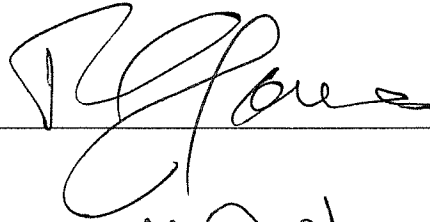
The next Planning Board Meeting will be on Tuesday, February 18th

The meeting adjourned at 6:29


Respectfully submitted:

Deirdre McArdle, Secretary *Deirdre McArdle*

Chairman, Ray Jones

A handwritten signature in cursive script, appearing to read 'Ray Jones', written over a horizontal line.

Vice Chairman, Jeff Grant

A handwritten signature in cursive script, appearing to read 'Jeff Grant', written over a horizontal line.

A.J. Higgins

Steven Shepsi Eaton

Alternate, Deb Bisson

A handwritten signature in cursive script, appearing to read 'Deb Bisson', written over a horizontal line.

Alternate, Jed West

