

EUSTIS PLANNING BOARD

MEETING MINUTES

August 11, 2022

In Attendance:	Lori LeMont	Lynn Schnorr
	Jeff Brickley	Dwight Gellman
Others Present	Peter Farnsworth	

Lori LeMont opened the meeting at 4:30 p.m. and welcomed those in attendance. Motion approved.

Dwight Gellman made a motion to accept the July Meeting Minutes. Jeff Brickley seconded the motion. Motion approved.

Peter Farnsworth reported that the recent Zoning Change has created some work that needs to be done. Much of the Resource Protection zone was put in place to protect the water. The area upriver on the South Branch of the Dead River (Map R-1, Lot 18) is 5 acres in Resource Protection. The owner wants to deed the property to his children; there's enough acreage to support another structure, but the zone does not allow for this. If the property were in Limited Residential, it would be an allowed use. Peter also identified another property that is currently in Resource Protection (Map U13, Lot 3), and therefore cannot be used for a single-family residential structure. In reviewing these two properties, it was apparent to the Planning Board members that these were not appropriately designated as Resource Protection in the first place, and the change should be incorporated into the recommendation with the updated Comprehensive Plan for the annual meeting. Peter does not anticipate any other similar situations, since they seem to be zoned appropriately. Lynn Schnorr made a motion that the Planning Board plan to rezone Map R-1, Lot 18 and Map U13, Lot 3 from Resource Protection to Limited Residential as an article on the Town Warrant at the annual meeting. Dwight Gellman seconded the motion. Motion approved.

Lynn Schnorr discussed the Comprehensive Plan Update process. As the committee has been working through the update process, a number of items have been identified as needing support through the Town's ordinances.

Peter Farnsworth discussed a potential mooring ordinance. Following review of the ordinance that is used in Rangeley, Lori LeMont made a motion to use that similar outline for a proposed ordinance to be incorporated into the Town's ordinances. Jeff Brickley seconded the motion. Motion approved. A draft will be put together for review.

Other items identified that need to be addressed in the ordinance are protections for the well-head. Also, there needs to be language for Best Management Practices for stormwater run-off.

Next Meeting: August 11, 2022

Meeting adjourned.

Respectfully submitted,
Lynn M. Schnorr, Secretary