

EUSTIS PLANNING BOARD

MEETING MINUTES

November 9, 2023

In Attendance: Lori LeMont Lynn Schnorr
 Jeff Brickley

Others Attending: Peter Farnsworth Robin Stuart
 Jed Whiting

Lori LeMont opened the meeting and welcomed those present.

Jeff Brickley made a motion to accept the minutes October 12, 2023, as written. Lori LeMont seconded the motion. Motion approved.

The next item on the agenda was a request from Andy Brann and Robin Stuart to consider a Dark Sky compliance ordinance for the town, which would protect the night sky from bright lights by restricting lighting fixtures to be used on residential and commercial properties. Robin Stuart spoke to the group to explain that he would like to see the ordinance because of the amount of light pollution in the area. North of Eustis is a very dark area, which is magnificent for star-gazing. He feels it is a rare and valuable resource and that's part of the reason he came here. The central principle of the ordinance would be to require that lighting be directed downward, be targeted, controlled and kept at low-level. He noted that Rangeley organizes start-gazing tours, so he noted that there are other people who see this as beneficial. He is affected by the lumber mill's lighting, and there is a large development of camps on Eustis Ridge that will be installing lighting that could produce a lot of light. Lori LeMont called the Town of Rangeley, and they are in the process of working on an ordinance, which may be a good reference. Peter Farnsworth reminded the Board that ordinances need to be fitting with the Comprehensive Plan, and in the last two years there have been several items that have challenged the town. He noted that the Legislature was reviewing a bill regulating lighting, but it was recommended that it ought not pass. There was a report that started in 2009 and they are assisting towns in regulating outdoor lighting. The Eustis ordinances currently states, under site plan review, all exterior lighting should ensure safe movement of people and vehicles and to minimize adverse impacts on adjacent properties. The ordinance is very typical of other town ordinances. Dark Sky would dictate the height of lighting fixtures and how they are placed. Peter said you can establish a limit for lumens in an ordinance. Following discussion, the Planning Board agreed to review the ordinance that is drafted by Rangeley, and look at updating Eustis' existing ordinance. Jed Whiting noted that Efficiency Maine provides incentives to use Dark Sky compliant fixtures, noting that people generally are incentivized if there's something in it for them. Peter said that by 2025, there's a legislative push to require 1/3 of light bulbs in new homes EV. The Planning Board will take this up again at future meetings.

Lori LeMont inquired about the property on Old Dead River Road. The owner of record lives in Waterville. There has been a bit of progress on the pine tree. Peter said there are junk cars on the property that are in violation. There may be other violations, but he will need to determine that.

Next Meeting: December 14 , 2023

Meeting adjourned.

Respectfully submitted,

Lynn M. Schnorr, Secretary