

**TOWN OF EUSTIS
PLANNING BOARD
JANUARY 14, 2025 AT 4:30 P.M.**

AGENDA

1. Review Prior Meeting Minutes
2. Other

EUSTIS PLANNING BOARD

MEETING MINUTES

December 10, 2024

In Attendance: Lori LeMont Dwight Gellman
 Andy Brann Jeff Brickley
Others Attending: Peter Farnsworth William Cunningham

Lori LeMont opened the meeting and welcomed those present.

The November, 2024 meeting minutes were reviewed. Dwight Gellman made a motion to accept the minutes as written. Andy Brann seconded the motion. Motion approved.

William Cunningham was in attendance to represent Ron Sirois. He said Ron had an attorney review the Southeast Eustis subdivision declaration to see if it needed to be amended in order to create a new lot. The attorney's opinion was that the declaration did not need to be amended. Andy Brann confirmed that the road maintenance agreement will need to be conveyed with this new lot, so the new lot will be a member. Andy Brann made a motion to accept the lot division. Jeff Brickley seconded the motion. Motion approved with Lori LeMont abstaining.

There was discussion regarding members whose term is expiring this year. Those expiring will need to take out their nomination papers.

There was discussion with regard to excessive absenteeism on the board. The bylaw provision will be put on the warrant for this year's annual meeting. Any vacancy created by abandonment of position will be filled by the Selectboard.

Peter Farnsworth discussed residential solar. There are several pending residential projects, and these are required to have a permit, since it's considered an attachment to a residential structure. Commercial solar farms would need to come before the Planning Board, but there is very little land in commercial zoning that would support a solar farm. The Selectboard is looking at an inquiry for use on a town-owned lot, and they may look at a moratorium. Peter said that solar, at that level, is somewhat phasing out because it can't meet the demands. Andy Brann added that, with the incoming administration, subsidies for solar may disappear.

Andy Brann inquired as to whether new subdivisions are required to have a road association. Following discussion, since it is not specifically stated in our subdivision ordinance, Andy Brann made a motion to make it a requirement for any subdivision. Jeff Brickley seconded the motion. Motion approved with Dwight Gellman abstaining.

Meeting adjourned.

Next meeting: January 14, 2025

Respectfully submitted,

Lynn M. Schnorr, Secretary