

EUSTIS PLANNING BOARD

MEETING MINUTES

June 10, 2025

In Attendance: Lori LeMont Andy Brann
 Dwight Gellman Jeff Brickley
 Lynn Schnorr

Others Present: Peter Farnsworth Jed Whiting

Lori LeMont opened the meeting and welcomed those present.

The May meeting minutes were reviewed by the group. Dwight Gellman made a motion to accept the minutes as written; Andy Brann seconded the motion. Motion approved.

There was continued discussion with regard to potential solar farms in Eustis. The sample ordinance from Jackman was reviewed. Where Jackman's intent is to prohibit solar farms, that is not Eustis' intent. At the next meeting, the Board will consult with AVCOG, based on the existing rough draft.

Northland Botanicals inquired about transitioning from retail to medical marijuana sales. The property had previously been used for medical sales, but nothing more had come in on this inquiry. Peter will clarify what the State's regulations area, in the meantime, as well as speaking with Mark.

Lori LeMont noted that Spillover Inn has not been to the Planning Board to finalize their plans. Peter said that their plans have changed and they have received their Fire Marshall's permit and other permits necessary. He told them to get everything together and come to the Planning Board. Peter noted that the occupancy will be limited to 80, per the Fire Marshall's permit. Dwight Gellman's recollection is that the owners said they would shuttle guests from the Spillover Motel. Peter noted what the State's statutes are concerning parking on public ways. Peter said Rachel can put a note on the door stating that the Planning Board will be meeting onsite for a site visit.

Andy Brann discussed a marina that is being constructed by Jim Marzelli. He said the state regulations are not being followed for the work on the shoreland. He suggested that Peter speak with him. Peter said he did see the work, and there was an existing road that had been refurbished.

Meeting adjourned.

Next meeting: July 8, 2025 at 4:00 at Spillover Inn

Respectfully submitted,

Lynn M. Schnorr, Secretary