

EUSTIS PLANNING BOARD

MEETING MINUTES

November 13, 2025

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

Others Attending: Peter Farnsworth William O'Brien

Lori LeMont opened the meeting and welcomed those present.

Dwight Gelman made a motion to accept the minutes from the September 2025 meeting. Jeff Brickley seconded the motion. Motion approved.

William O'Brien was in attendance with regard to a property at 210 Eustis Ridge Road. He wishes to create two new lots. Willard's Way splits the property. This will be considered a preliminary plan meeting for the project. It's understood that Willard Ryan created the road at some point in time, though King Cummings owned the land. Peter's interpretation is that the lot to the west of the road is already considered a separate parcel, so this would not be considered a subdivision. The parcel on the easterly side can be split without creating a subdivision. If another division is made within five years, it would require approval for a subdivision. Peter verified that the lots will meet the minimum for square feet.

Lori LeMont discussed a property that is a concern for being a junk yard in the Scenic Corridor. Peter has ongoing communication with the property owner about this. Peter also reported that the Bruce property is being cleaned up at the Town's direction.

Jeff Brickley asked if Peter has spoken with AVCOG about meeting with us. Peter said they are helping the Town with the comprehensive plan statistical data, and perhaps they can help us with that afterwards.

Meeting adjourned.

Next meeting: December 11, 2025 at 4:30pm.

Respectfully submitted,

Lynn M. Schnorr, Secretary