

## **EUSTIS PLANNING BOARD**

### **MEETING MINUTES**

**February 12, 2026**

In Attendance:	Lori LeMont	Jeff Brickley
	Lynn Schnorr	Andy Brann
Others Attending:	Peter Farnsworth	David & Casey Cote
	Jim & Linda Marzelli	

Lori LeMont opened the meeting and welcomed those present.

The December 2025 meeting's minutes were reviewed. Jeff Brickley made a motion to accept the minutes as written; Lori LeMont seconded the motion. Motion approved.

Jim & Linda Marzelli for 517 Arnold Trail (Map U10 – Lot 12) were in attendance to preliminarily discuss a subdivision for this property. This would create 3 lots (minor subdivision). They have another alternative which would create 4 lots, but that's not their preference. There's two different zones that this property is in, plus it's shoreland. Peter Farnsworth had looked at similar proposals with the prior owners, and the question is where the house would be built. Each lot would have to have 40,000 square feet if the house is going to be in the shoreland zone. The lot size in the mixed use meets the requirement. When the lot goes in two use districts, he needs to know where the house is going to be sited. The house has to be 100' back from the high-water mark, also. Peter is going to follow-up on this with AVCOG to get the question answered as to whether they would be conforming lots. Peter will get more information for our next meeting.

David & Casey Cote were in attendance to discuss their interest in potentially splitting the property they purchased on Sargent Ave (formerly Clarence & Theresa Barker's property). They would like to create 3 lots (minimum subdivision). These would be served by town water. There were no drawings or soils tests done yet, so they just wanted to see if they have enough square footage for each proposed lot.

Following another review of Trevor Brown's lot, Lori LeMont made a motion to approve the plan as presented. Jeff Brickley seconded the motion. Motion approved.

Meeting adjourned.

Next meeting: March 12, 2026 at 4:30pm.

Respectfully submitted,

Lynn M. Schnorr, Secretary