

**EUSTIS PLANNING BOARD**

**MEETING MINUTES**

**May 7, 2026**

In Attendance:                   Lori LeMont                                   Dwight Gellman  
  Andy Brann                                   Lynn Schnorr  
  Jeff Brickley (via phone)

Others Attending:               Peter Farnsworth                           Bob & Kelly White  
  Tom Early                                   Jay and Emily Peterson

Lori LeMont opened the meeting and welcomed those present.

Prior to start of meeting, the Planning Board members met on-site at the Marzelli property to walk the property with the owners. 517 Arnold Trail (Map U10 – Lot 12) . Jeff Brickley had visited the property the month prior.

The April, 2026 meeting’s minutes were reviewed. Dwight Gellman made a motion to accept the minutes as written; Andy Brann seconded the motion. Motion approved.

Tom Early and Jay Peterson were in attendance to present an application for a Coffee Shop to be located at 138 Main Street (Map U5, Lot 28). The space had been used as an apartment previously, but prior to that being used as an apartment, it was a bank and an office (commercial). This is in general development and is in shoreland, which allows for commercial use. Page 15, Section 11 in the Land Use Ordinance. This is a new commercial use. The septic has been inspected and appears to have been updated in 1991. They have permits for all plumbing. Parking space is available behind the building. There will be a neon sign that will be inside the store, but it will only be on when the shop is open. There will be no large or lit signs outdoors. There will be no baking done in the shop and will be provided by an outside vendor (Looney Moose). Andy Brann made a motion to approve the permit as submitted. Andy Brann seconded the motion. Motion approved.

Sackett & Brake were on the agenda for a project on Lander Farm Road, but no one was in attendance. Peter explained what he thinks the project is. He believes there is only one lot that can be split, but he will need to look at what Sackett & Brake provides for wetland delineation.

Meeting adjourned.

Next meeting: June 11, 2026 at 4:30 p.m.

Respectfully submitted,

Lynn M. Schnorr, Secretary