

EUSTIS PLANNING BOARD

MEETING MINUTES

June 11, 2026

In Attendance:	Lori LeMont	Dwight Gellman
	Lynn Schnorr	Jeff Brickley
Others Attending:	Peter Farnsworth	Jim & Linda Marzelli
	Stephen Gould	Jim Brochu

Lori LeMont opened the meeting and welcomed those present.

The May meeting minutes were discussed. A motion was made and seconded to accept the minutes as written. Motion approved.

Stephen Gould, of Sackett & Brake, was in attendance to review a plan for Jim Brochu, regarding Southeast Eustis Subdivision. The plan creates two new lots on Harvest Lane each which meet the minimum lot size. Jeff Brickley made a motion to accept the plan as proposed. Dwight Gellman seconded the motion. Motion approved.

Stephen Gould also presented a plan on behalf of Tom & Lori LeMont to split off a parcel from their existing lot. This will be a 10 acre parcel. The driveway for the new lot would come in off of Old Dead River Road. Dwight Gellman made a motion to accept this new plan. Jeff Brickley seconded the motion. Motion approved, with Lori LeMont abstaining.

Peter Farnsworth presented plans from David and Casey Cote for the property located at 13 Sargent Avenue. They are creating two new lots from the original, for a total of three. Following review, a conditional approval was given, pending septic soils testing.

Jim and Linda Marzelli were in attendance to present their final plans for their property at 517 Arnold Trail (Map U10 – Lot 12) . They’ve completed their soils tests for the new lots. Dwight Gellman made a motion to approve the plan as presented. Jeff Brickley seconded the motion. Motion approved.

Peter updated the Board about a housing workshop he will be attending, and the comprehensive plan will be brought to that meeting and then to the town for approval. We’re closing in on the goal to update the comprehensive plan.

Meeting adjourned.

Next meeting: July 9, 2026 at 4:30 p.m.

Respectfully submitted,

Lynn M. Schnorr, Secretary