

MINUTES OF PENOBSCOT ZONING BOARD OF APPEALS (PZBA)

CONTINUATION OF APPEAL OF EATON HOLDINGS LLC

09.29.25

MEETING CALLED TO ORDER 5:31PM

PRESENT:

TOM ADAMO, CHAIR

STEVE SKILLIN

TROY STAPLES

JANINE KIMBALL, SECRETARY

ALSO, PRESENT – APPLICANT KAREN EATON AND JAIME MCNAIR – EATON HOLDINGS  
REPRESENTATIVE

KRISTIN COLLINS, APPELLANTS LAWYER AND TIM BEIDEL, APPELLANTS REPRESENTATIVE

HAROLD HATCH, FIRST SELECTMAN, PENOBSCOT

PLANNING BOARD MEMBERS: DANA WILLIS – CHAIR; DONALD BRADFORD AND BUDDY  
BOWDEN

WELCOME AND OPENING STATEMENT BY CHAIR

ACKNOWLEDGEMENT OF QUORUM

WAIVE READING OF MINUTES OF ALL PREVIOUS HEARINGS HELD RELATED TO EATON HOLDINGS  
-- NORTHERN BAY COMMONS. UPON COMPLETION OF THE ENTIRE APPEAL PROCESS THE  
MINUTES IN THEIR ENTIRETY WILL BE POSTED ON THE TOWN OF PENOBSCOT'S WEBSITE.

CHAIR -- ASKED IF ANYONE HAD ANY QUESTIONS - NONE

ANY NEW DOCUMENTS TO PRESENT -- NONE

CHAIR -- EXHIBIT I-1 --DOCUMENT FROM PREVIOUS MEETING OF 9.16.25 FROM APPLICATION  
FOR NATURAL RESOURCE -- NO ID NUMBER -- FROM 12.15.2006 -- CONTACTED THE  
PROFESSIONAL ENGINEER WHO SIGNED -- WAS SURE IT WAS FILED. DEP WAS CONTACTED --  
AFTER SEVERAL ATTEMPTS WITH NO RESPONSE OR NO HELP -- BETH CALLAHAN FROM THE DEP

CONFIRMED THAT THE PERMIT WAS APPROVED AND COMPLETED, SO IT WAS STILL IN FORCE.  
BEN COLUMBO FROM THE ARMY CORP OF ENGINEERS APPROVED 01.22.2008

INCLUDED LETTERS TO VARIOUS NATIVE TRIBES IN THE STATE TO VERIFY IF THEY HAVE ANY  
OBJECTIONS OR CONCERNS – NO RESPONSES FROM ANYONE. PER ANDREW MCCULLOUGH  
USUALLY ONLY RECEIVE A RESPONSE IF THERE IS AN OBJECTION. NO REASON TO DOUBT MR.  
MCCULLOUGH

VERNAL POOL QUESTION – APPLICANT CONTACTED THE IFW (INLAND FISHERIES AND  
WILDLIFE), CHRISTINE WEST FROM IFW MET WITH J. MCNAIR, APPLICANT REPRESENTATIVE, ON  
THE SITE AND DETERMINED THAT THERE IS NOT A VERNAL POOL, BUT IS AN “IMPORTANT  
WETLAND” THAT THE APPLICANT/DEVELOPER NEEDS TO BE AWARE OF. EXHIBIT A-2

DISCUSSION OF RECOMMENDATIONS FROM THE BOARD OF APPEALS TO THE APPLICANT,  
PLANNING BOARD AND APPELLANTS.

MOTION BY CHAIR:

MOVE THAT THE SUBDIVISION PERMIT APPROVED BY THE PENOBSCOT PLANNING BOARD ON  
MAY 20, 2025, BE VACATED AND THAT A REVISED APPLICATION BE SUBMITTED BY THE  
APPLICANT TO THE PENOBSCOT PLANNING BOARD AT THEIR NEXT MEETING. AND THAT ANY  
CURRENT BUILDING ACTIVITY THAT DOES NOT REQUIRE A PERMIT FROM THE LAND USE  
REGULATIONS OR THE SUBDIVISION ORDINANCE BE ALLOWED TO CONTINUE.

2<sup>ND</sup> T. STAPLES

APPROVE – 4/OBJECT – 0/ABSTAIN – 0

MOTION PASSES

MOTION TO ADJOURN MADE BY CHAIR – 2<sup>ND</sup> BY S SKILLIN

APPROVE – 4/OBJECT – 0/ABSTAIN – 0 MOTION PASSES

MEETING ENDED AT 6:47