

Town of Glenburn  
144 Lakeview Road  
Glenburn, ME 04401  
207-942-2905  
Fax 207-990-2953

Planning Board Minutes  
Tuesday December 9<sup>th</sup>, 2025 6:30PM

1. ROLL CALL

Present were regular members, Theresa Porter, Sharon Nason, Thomas Wolf, Dana Lacadie and Associate Member James Lee. Ed Goodwin was absent.

2. Approval of the November 12th Planning Board Minutes, and November 21<sup>st</sup>, 2025 Site Visit Minutes.

Minutes were tabled until next meeting.

3. [PB025-14] Request from 938 Pushaw, LLC (Zachary Means) to rezone 938 Pushaw Road from Residential Rural to Commercial Residential. The property is Glenburn Tax Map 17 Lot 001.

Zachary Means purchased the former Tuffy Bear furniture store, 938 Pushaw Road. There are some restrictions on the property with the current zone it is in. They wish to rezone the property to add storage units as well as a possibility to have small residential apartments as well. Jordan McLaughlin, Code Enforcement Officer, stated that the building would be changing from a retail shop setup into storage units. Storage units are considered commercial use in the Glenburn Ordinance, which would not be allowed with the current zone of the property. There are some other businesses on Pushaw Road that are grandfathered in with the current residential zoning. Zachary Means explained the lot is made up of three different sections, the house, the store, and 3.53 acres of protected land. They would not be developing the protected acres. They have plans for potential RV and Boat storage as well as the storage units. Jordan McLaughlin explained that any zone change needs a Public Hearing as well as a Town Vote. Theresa Porter motioned to bring Zachary Means application to council. Sharon Nason seconded. Vote passed 3-0. Dana Lacadie Abstained.

PLANNING BOARD ITEMS

CEO ITEMS Jordan McLaughlin said we will have potential for the two ongoing subdivisions to be on January's Planning Board Meeting.

ADJOURNMENT

Theresa Porter motioned to adjourn; Sharon Nason seconded. Motion passed 5-0. Meeting closed at 6:53PM

NOTE: It will be up to the Planning Board to decide to continue meeting beyond 9 PM.

Any citizen who wishes to participate in this meeting and needs special accommodations due to a disability should contact the Glenburn Town Office at 942-2905 as soon as possible.