

**City of Ellsworth
Planning Board
Minutes of May 7, 2014**

Chairman John Fink, Vice Chairman Dwayne Patton, Secretary Don Martin, members Darrell Wilson and Roger Lessard, and alternate member Mike Howie attended the regular meeting of the Ellsworth Planning Board.

City Planner Michele Gagnon, Assistant to the City Planner Elena Piekut, and Code Enforcement Officer Dwight Tilton also attended.

Call to Order [7:00 PM]

1. Adoption of Minutes from the April 2, 2014 meeting.

Darrell Wilson moved to adopt the minutes of the April 2, 2014 meeting. Dwayne Patton seconded and the motion passed unanimously.

Chairman Fink noted that Darrell Wilson prepared a report from the April 14, 2014 site visit and entered it into the record.

**Adoption of minutes:
APPROVED.**

2. Preliminary Plan for a Major Use Site Development and Minor Subdivision entitled Tradewinds for Southstreet Development. The proposal is to construct a 9,500 square-foot structure containing a 3,000 square-foot restaurant, a 2,000 square-foot yogurt café, and a 4,500 square-foot convenience store with five gasoline pumps providing 10 fueling stations with 24 hour service, on 6.3 acres (Tax Map 42, Lot 10) at 357 State Street in the Urban Zone.

Chairman Fink informed the Board and public that this application was withdrawn prior to the meeting.

**Southstreet
Development;
Major Use Site
Development entitled
Tradewinds:
WITHDRAWN**

3. Final Plan for a Major Use Site Development entitled Garage Estates for Stone Park Properties. The proposal is to construct a 9,152-square-foot structure for rental storage units on 8.9 acres (Tax Map 58, Lot 19-3) on the Bangor Road (Route 1A) in the Urban Zone.

a. PUBLIC HEARING, DELIBERATIONS, FINDINGS OF FACTS, AND CONCLUSIONS.

Andrew McCullough, PE represented the applicant. He noted that the only comment provided by the Technical Review Team since preliminary review was a request that notes on the plan refer more clearly to the stormwater management and maintenance plans. Mr. McCullough made this change on the Mylars.

Michele Gagnon asked for clarification about what the Board had decided about a waiver of the lighting standard. Darrell Wilson responded that they determined no waiver of the standard was needed because the standard is not applicable.

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Darrell Wilson moved with regard to the final plan for a major use site development entitled Garage Estates for Stone Park Properties, a proposal to construct a 9,152-square-foot structure for rental storage units on 8.9 acres (Tax Map 58, Lot 19-3) on the Bangor Road (Route 1A) in the Urban Zone, that the project meets the standards of section 607 and that the Board approves the project. Dwayne Patton seconded and the motion passed unanimously.

Chairman Fink noted that there was no public present.

4. Signing of Mylars.

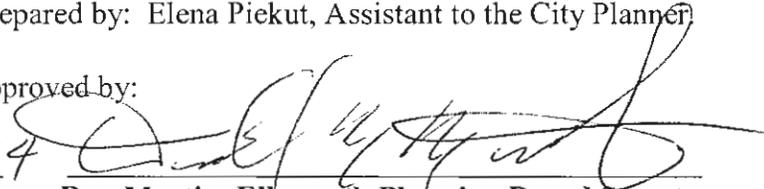
- 5. Adjournment.** Darrell Wilson moved to adjourn the meeting following the signing of Mylars. Dwayne Patton seconded and the motion passed unanimously.

Minutes prepared by: Elena Piekut, Assistant to the City Planner

Minutes approved by:

6/4/14

Date


Don Martin, Ellsworth Planning Board Secretary

**Stone Park Properties;
Major Use Site
Development entitled
Garage Estates:**

APPROVED

**Garage Estates Mylars
signed.**

**Adjournment [7:07
PM]**

**NOTE: For agendas and
minutes, see:
ellsworthmaine.gov**