

**City of Ellsworth
Planning Board
Minutes of SITE VISIT July 2, 2014**

Secretary Don Martin and members Darrell Wilson and Roger Lessard attended the site visit held July 2, 2014 at 6:00 PM.

[Call to Order 6:00 PM]

City Planner Michele Gagnon, Assistant to the City Planner Elena Piekut, applicant Jeff Buzzell and his representatives Stephen Salsbury and Jim Kiser, and abutters Ronald Picard and Hope Linnehan were also in attendance.

1. **Site Visit for a Final Plan for a Major Use Site Development entitled Buzzell Properties Apartments at Whitney Field** for Buzzell Properties, LLC. The proposal is to construct one six-unit building (6,336 square feet) and one four-unit building (4,224 square feet) in phases on 0.98 acre (Tax 142, Lot 39) on State Street in the Urban Zone.

SITE VISIT

Don Martin and Roger Lessard asked Darrell Wilson to preside over the visit. Mr. Wilson told the applicant he would like to get an overview of the site and see specific places where he has questions.

Stephen Salsbury and Jim Kiser led the Board around the site, where they had flagged proposed building corners and property corners.

Abutter Hope Linnehan asked about an increase in stormwater runoff to her property. Mr. Salsbury explained that there will be less stormwater runoff through her property post-development.

The group discussed several aspects of the project, including:

- The access road, which will be paved to the driveway;
- The depression in the center of the lot, which a previous owner began digging for a foundation;
- The pre-development drainage was split across the lot, draining in two directions, and the proposed conditions maintain a similar pattern;
- Jeff Buzzell said he wants to keep as many trees as possible;
- Roof runoff will be retained in a stone filter at the dripline;
- The lot meets the edge of the railroad right-of-way;
- Stormwater management for the project works on its own, but State improvements to Route 1A in the near future will improve drainage;
- The applicant will improve the ditch leading to the culvert on the south side of the property.

Mr. Wilson welcomed comments and questions from the public. There

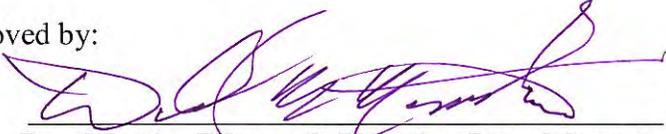
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were none.

2. **Adjournment.** Don Martin moved to adjourn. Roger Lessard seconded and the motion passed unanimously.

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

Minutes approved by:

8/6/14 
Date Don Martin, Ellsworth Planning Board Secretary

**Adjournment [6:30
PM]**

NOTE: For agendas and
minutes, see:

ellsworthmaine.gov