

**City of Ellsworth
Planning Board Meeting
Minutes — Wednesday, October 31, 2018**

Chairman John Fink, Secretary Mike Howie, board members Roger Lessard, John DeLeo and Lisa Enman, and alternate member Rick Lyles were present. The seventh seat on the board (second alternate) is currently vacant.

City staff present were City Planner Michele Gagnon and Assistant City Planner Steve Fuller.

1) Call to Order

Chairman John Fink called the meeting to order at 7:00 PM. He had each of the six board members present introduce themselves.

2) Election of a Vice Chairman

Fink asked if there were any volunteers to serve as the board's vice chairman. Board member Roger Lessard said because the board already has one John (Fink) in a leadership position, it should put the second John (DeLeo) in a leadership role, as well. Board member Mike Howie said he liked that idea.

Fink asked Lessard if his proposal was a formal motion, and Lessard said it was. Howie seconded it. Fink asked if there were any other nominations; hearing none, he declared nominations closed. Fink asked DeLeo if he wished to "make a lengthy speech," and DeLeo declined. The vote in favor of DeLeo serving as vice chairman was unanimous (5-0 — DeLeo did not vote, and alternate member Rick Lyles did).

3) Adoption of Minutes from the October 3, 2018 meeting

DeLeo made a motion to accept the minutes from the October 3, 2018 meeting. Lyles seconded the motion. There was neither discussion nor any suggested corrections, and Fink then called for a vote. The motion carried unanimously (5-0 — Lyles voted in favor, but because all five regular members voted, his vote was not necessary).

4) Amendments to a Subdivision Plan titled Blueberry Hill II (Planfile 44-99) for JCB Holdings. The amendment would split a 3.54-acre lot on Kingsland Crossing (Tax Map/Lot: 016/008-001) into two lots. All of the subject land is in the Commercial Zone.

a. PUBLIC HEARING, DELIBERATION, FINDING OF FACTS AND CONCLUSION.

Steve Salsbury was present to represent the applicant. He said based on the comments he received when the board reviewed the project last month, he had made a few changes to the plan. Those included showing an easement around the existing leach field to service the building on Lot

Planning Board member attendance: six members present and one vacant seat

Two city staff members present

Meeting called to order at 7:00 PM

Election of a Vice Chairman

No volunteers, but Lessard suggests John DeLeo

No other nominations for someone to serve

Vote is unanimous in favor of John DeLeo

Adoption of minutes from October 3, 2018 regular meeting: ADOPTED (5-0)

BLUEBERRY HILL II for JCB Holdings

Steve Salsbury represents applicant

1, adding a table showing the zoning setbacks, and showing an easement around the north and east sides of the perimeter of Lot 4 that allows for sewer service to the Bar Harbor Bank & Trust operations center on the other side of Kingsland Crossing (the sewer service comes in from High Street/Route 3). Salsbury said there were no other changes to the plan before the board that night.

Fink noted the leach field easement is designed to be extinguished when the building on Lot 1 is connected to city sewer. Salsbury affirmed that.

DeLeo asked if Lot 1 is able to access city sewer service, and Salsbury said it is. DeLeo said he understands the plan is to connect to that, but he asked what would happen if that plan does not come to fruition. He said he understood it would be a case of “buyer beware,” but he wondered what those easements could mean for a future buyer of Lot 4. He said he thought it could make it “challenging” with a “leach field right in the middle of the lot.”

Salsbury said all parties are aware of the situation and that the plan for that easement is “to make it go away.” He said it is between the buyer and the seller, and noted that a party has already spoken for Lot 4.

Fink, as a matter of practice, asked if anyone from the public wished to speak on the matter. As there was no one in the audience, however, he then immediately declared the public hearing closed at 7:04 PM.

Regarding the amendment to a subdivision plan titled Blueberry Hill II, to split a 3.54-acre lot (Tax Map 16, Lot 008-001), Fink made a motion that the board approve the application under Article 10 (Revisions) of the Subdivision Ordinance (Chapter 28). He noted that article limits the scope of review to only those changes that are within the application. Howie seconded the motion. There was no discussion. The motion then passed unanimously (5-0) at 7:10 PM.

4.) Signing of Mylars & Adjournment

Fink made a motion that the board adjourn the meeting immediately upon signing the mylars and paper plans (for Blueberry Hill II). DeLeo seconded the motion and it carried unanimously (5-0) without discussion or debate. The meeting adjourned at 7:07 PM.

Minutes prepared by: Steve Fuller, Assistant City Planner

Minutes approved by Ellsworth Planning Board on January 9, 2018:

2/6/2019
Date


Mike Howie, Secretary
Ellsworth Planning Board

Salsbury explains what has changed since last month: easements depicted, setback chart added

Discussion of leach field easement

DeLeo has questions about what happens if building on Lot 1 is not connected to sewer, and what it means for Lot 4

Salsbury: Plan is for easements to go away, all parties are aware of the issue

Fink opens and closes public hearing at 7:04 PM

BLUEBERRY HILL II: APPROVED, 5-0

Mylars signed for Blueberry Hill II; Meeting adjourned at 7:07 PM

Agendas and minutes posted on the city of Ellsworth's website: ellsworthmaine.gov