

**City of Ellsworth  
Planning Board  
Minutes of October 1, 2014**

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

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

**Call to Order [7:00 PM]**

**1. Adoption of Minutes from the September 3, 2014 meeting.**

Roger Lessard moved to adopt the minutes. Mike Howie seconded and the motion passed unanimously.

**Adoption of minutes:  
APPROVED.**

**2. Final Plan for a Major Use Site Development and Major Subdivision entitled Global Beverage Plaza for Brock Knox Properties, LLC/Lawrence Ryan Bates.** The proposal is to construct two, 5,600-square-foot buildings for specialty retail use on 2.2 acres (Tax Map 16, Lot 3-2) on the corner of Beechland Road and Route 3 in the Commercial Zone.

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

Andrew McCullough, PE represented the applicant. He reminded the Board that items resolved since their preliminary review included the submission of a traffic analysis and providing light fixtures at the building entrances.

Mr. McCullough explained the findings of the traffic assessment completed by Sebago Technics. They found that a right turn lane into the Route 3 entrance is not required. Upon review of the assessment, Maine Department of Transportation traffic engineer Bruce Mattson requested a larger island in the Route 3 entrance to strongly discourage left turns in or out. Mr. McCullough accommodated this through the island design and with signage.

Roger Lessard questioned the amount of impervious surface planned and its relationship to Maine Department of Environmental Protection (DEP) permitting. Mr. McCullough explained that the entire project creates just under an acre of new impervious surface and therefore does not require the DEP stormwater permit. Michele Gagnon and Mr. McCullough noted that although the DEP permit is not required, stormwater treatment for the project meets and exceeds the state requirements that would be imposed with that permit.

Mr. Lessard also asked for an explanation of portions of the traffic analysis. Discussion ensued regarding Level of Service (LOS) and how developers are required to maintain that LOS. Mr. McCullough noted that the traffic

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analysis takes into account all trips permitted but not yet built, namely for the W/S development.

Chairman Fink noted that there were no members of the public present.

**Roger Lessard moved to approved the Final Plan for a Major Use Site Development and Major Subdivision entitled Global Beverage Plaza for Brock Knox Properties, LLC/Lawrence Ryan Bates, the proposal to construct two, 5,600-square-foot buildings for specialty retail use on 2.2 acres (Tax Map 16, Lot 3-2) on the corner of Beechland Road and Route 3 in the Commercial Zone and that it meets the requirements of Chapter 56 Unified Development Ordinance. Mike Howie seconded and the motion passed unanimously.**

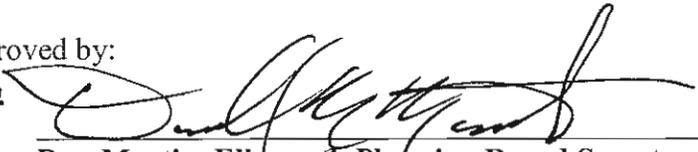
Don Martin asked for clarification about the distance from Global Beverage Warehouse to the abutting parish house, which was discussed at preliminary review. Ms. Gagnon provided her calculations of distance and a copy of the law, which were made part of the public record file. Aside from meeting the distance requirement by the ordinary course of travel, the rule does not apply because the church and parish house located in a commercial zone (per Title 28-A M.R.S.A. Section 701). Regardless, licenses for the sale of liquor are not the purview of the Planning Board.

**3. Signing of Mylars.**

**4. Adjournment.** Roger Lessard moved to adjourn following the signing of Mylars. Mike Howie seconded and the motion passed unanimously.

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

Minutes approved by:

12/3/14   
Date Don Martin, Ellsworth Planning Board Secretary

**Brock Knox Properties, LLC/Lawrence Ryan Bates;**

**Final Plan for a Major Use Site Development and Major Subdivision entitled Global Beverage Plaza:**

**APPROVED**

**Eastern Mold Remediation Mylars signed.**

**Meeting adjourned [at 7:23 PM]**

**NOTE: For agendas and minutes, see: [ellsworthmaine.gov](http://ellsworthmaine.gov)**