

**City of Ellsworth  
Planning Board  
Minutes of November 4, 2015 & November 12, 2015**

Chairman John Fink, Vice Chairman Darrell Wilson, Secretary Don Martin, member Mike Howie, and alternate members James Barkhouse and Barbara Hegenbart attended the regular meeting of the Ellsworth Planning Board. Member Roger Lessard was absent. James Barkhouse voted in Roger Lessard's absence.

City Planner Michele Gagnon, Assistant to the City Planner Janna Newman, Fire Inspector Mike Hangge, Code Enforcement Officer Dwight Tilton, and City Attorney Edward Bearor also attended.

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

**1. Adoption of Minutes from the February 4, 2015 meeting.**

Darrell Wilson moved to adopt the minutes as written. Mike Howie seconded and the motion passed unanimously.

**Adoption of minutes:  
APPROVED.**

**2. Preliminary Plan for a Major Subdivision & Major Use Site Development entitled Harvey Way Condominium for Harvey Hensleigh, LLC.** The proposal is to create a 10-unit attached and a one-unit detached (existing house) condominium subdivision on a 1.25 acre property (Tax Map/Lot: 139/004 and 138/085) in the Neighborhood Zone.

**a. PUBLIC HEARING & DETERMINATION OF COMPLETENESS.**

Stephen Salsbury from Herrick & Salsbury, Inc. represented the applicant. He referred to the mounted foam core plans he brought of the proposed development and summarized the project, indicating that:

- It is a 10-unit, multi-family housing building on 1.25 acres on Parcher Street.
- The units would be two-story, two-bedroom, with 1.5 parking spaces for each unit, and 2 spaces for the existing home.
- The number of 1.5 per unit parking spaces is based on the requirement for multi-family dwellings and not based on the requirement for condominiums (2 spaces per unit). The applicant asked for a waiver. This would reduce the amount of required parking spaces from 20 to 15 parking spaces. Justification for the waiver is that: (1) reduction of impervious surface and (2) a condominium is a type of ownership, not a type of housing. Mr. Salsbury remarked that this is the only deviation from the ordinance that the applicant has asked the Board to consider.
- Mr. Salsbury explained that civil engineer Eero Hedefine from Hedefine Engineering & Design prepared the stormwater plan and that he was present if the Planning Board wished to discuss the plan.

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Mr. Salsbury also confirmed with Chairman Fink that the purpose of the meeting was to review the completeness of the application.

Planning Board member Darrell Wilson asked if there was a difference between a condominium and a multi-family dwelling for purposes of the fire code. Mr. Salsbury responded that the sprinkler system required was not different for these two uses and confirmed this with Fire Inspector Mike Hangge. Mr. Salsbury explained that the building will be sprinkled with a residential-style sprinkler system, of which there are several options of fire protection they are able to choose.

Mr. Wilson provided his understanding of the difference between condominiums and multi-family housing. Mr. Salsbury answered by further explaining that a condominium indicates that the units would be purchased, with each owner having 1/11<sup>th</sup> interest of the common areas within the proposed development. On the other hand, a multi-family dwelling indicates that the units would be leased and that the lease gives tenants rights to the property.

Mr. Wilson asked why the parking requirement in the ordinance differentiated between condominiums and multi-family dwellings. City Planner Michele Gagnon stated that she was not sure what the reasoning was behind that. She explained that she had looked at the Institute of Transportation Engineers (ITE) Parking Generation data for condos and town houses and that they were similar.

Mr. Wilson asked for clarification between “limited common elements” and “common elements” as written in the proposed development’s condominium bylaws. Mr. Salsbury responded that “limited common elements” included an individual unit, while “common elements” included the parking spaces, the lawn, and the stormwater pond. Mr. Salsbury further explained that:

- There was no assigned parking and that the parking spaces would be owned in common.
- There are no dedicated visitor parking spaces.
- The bylaws point out that the developer has the right to use the parking spaces to market vacant units until all units have been developed and occupied. This is done so parties interested in buying a unit would not be trespassing by parking in the spaces.
- That the two parking spaces in front of the garage are for the house (the garage and the house are being proposed as a combined unit). It is anticipated that owner of the house and garage would back into these parking spaces, given the characteristics of Harvey Way. The garage will have standard garage doors, but the area inside the

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garage will not count toward the parking requirement.

Mike Howie asked for a definition of the word “setback” to determine if the parking lot needed to meet setbacks. It was concluded that while a parking lot is defined as a structure, a parking lot in the Neighborhood Zone is not subject to meeting the setbacks. Mr. Howie remarked that the proposed project site is small and that snow removal should be given more consideration. Mr. Salsbury responded that snow could be trucked off if necessary.

Mr. Wilson made a remark that alternative designs to the proposed design could be considered to meet the parking standards, including incorporating bicycle racks into the design of the proposed project. Mr. Wilson asked Chairman Fink if the Board needed to make a decision on the parking waiver at this meeting. After consideration, Chairman Fink determined that the Board could wait on making a decision on a waiver until after the public hearing.

Chairman Fink opened the public hearing.

- Mr. Jim Newett of 6 Parcher Street came forward to speak about the City’s wastewater and water infrastructure servicing existing homes on Parcher Street. Mr. Newett provided a visual prop showing the diameter of a 6” pipe and voiced concern on whether or not the City’s 6” sewer pipe would be of adequate capacity to support the number of occupants in the proposed development. Mr. Newett remarked that his home was subject to a sewage backup and that the City paid to fix the damage (he showed the wet vacuum that the City provided him). He further remarked that his sewage backup incident was not an isolated incident and that other homes in the area had also been subject. Mr. Newett mentioned an existing 72 foot drainage pipe that crosses Parcher Street and is connected to a culvert on his property. Mr. Newett remarked that this pipe is in close proximity to where the proposed wastewater main will be connected and questioned if this would cause a conflict. He was also concerned that this pipe is not shown on any of the proposed plans. Mr. Newett also voiced concern about homes experiencing low water pressure on Parcher Street and questioned if the proposed development would further decrease the water pressure. To demonstrate his point regarding low water pressure, Mr. Newett showed two water bottles – one that came from his tap, and the other that came from his tap when another tap was open in his house – and indicated that the second water bottle collected less water than the first. Mr. Newett referred to the definition of the Neighborhood Zone, stating that its purpose is to “protect existing neighborhoods,”

**Public Hearing:  
OPENED.**

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to be “well-planned” and be “compatible”. He questioned if the proposed development would coincide with the purpose of the Neighborhood Zone.

- Ms. Annette Bassett of 2 Parcher Street came forward to voice her concerns on the marketability of the proposed development given that the Tinker Hill condominium development has not been able to sell all units. She questioned if a needs assessment for the type of housing being proposed was conducted by the City before the proposal was submitted. Ms. Bassett questioned if the proposed units do not sell, if they would then be rented. She also questioned the financial capacity of the developer to see the project through to completion. Ms. Bassett stated that the creation of 10 new housing units would double the population of Parcher Street, increasing existing traffic and placing demands on infrastructure. She reported that Parcher Street is 21 feet wide with no curbs, shoulders, or sidewalks, making the street narrow in comparison to American Avenue, a more recently constructed road that is 24 feet wide with 5 foot shoulders on either side of the road. Ms. Bassett indicated that if there is no consideration for visitor parking in the proposed development, visitors will park on Parcher Street, further reducing its width. Ms. Bassett made the point that an increase in traffic, in combination with a narrow road, would create a safety issue on Parcher Street. She requested that the Planning Board take traffic and safety issues into consideration.
- Mr. Keith Hansen of 68 Birch Avenue came forward to voice his concern on the impact that increased traffic would have on the safety of neighborhood children gathering to walk to school at the intersection of Birch Avenue and Spring Street near the head of the Rail with Trail. He also stated that the proposed development would degrade the character of the neighborhood and community.
- Mr. Paul Ouellette of 70 Park Street came forward to state that the neighbors of the proposed development needed more time to assess the impacts that the proposed development may have on their community. He also asked the Planning Board to consider the long-term effects that the Neighborhood Zone has on changing the character of existing neighborhoods. Mr. Ouellette explained that his property abuts the proposed development and, referring to an aerial map he brought showing stormwater drainage on the proposed development and surrounding parcels, he stated that the stormwater drainage from the proposed development goes directly toward his property. Mr. Ouellette stated that the stormwater study in the application does not show much increase in impervious surface,

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does not show the impact of stormwater outside the boundary of the proposed development, and that the existing gravel pad shown on plan S-1 is not counted in the impervious calculation. Mr. Ouellette also pointed out that there is no study included in the application showing groundwater flow and that blasting near the hospital has increased groundwater on his property. Referring to plan C-6, Mr. Ouellette showed the Board that the stormwater pond is located 20 feet from his property and stated his concern that standing water be that close to his property. Mr. Ouellette asked that the Planning Board consider asking for a peer or independent review of the stormwater study, that the stormwater be sized to accommodate a 100-year storm event, that the stormwater study demonstrate the impact of ground and surface water on downstream properties, that it be disclosed if blasting will be used during construction, that an engineer be on site during construction, and that the Planning Board revisit Neighborhood Zoning.

- Mrs. Teri Ouellette of 70 Park Street provided the Planning Board with a handout and asked the Board to refer to the third page of the handout showing the current movement of surface water in the area surrounding the proposed development. She requested that the Planning Board slow down the review process as the project was moving too fast. She remarked that other more recently developed neighborhoods may be able to support a development such as the one being proposed, but that it does not fit on the small Parcher Street lot. Chairman Fink asked where the drainage data shown on the third page of the handout came from and Mrs. Ouellette replied that it was City LiDAR data.
- Miss Lillian Frank of 7 Parcher Street came forward to speak about existing safety risks in walking to school from Parcher Street. In particular, she spoke of the narrow corner at the intersection of Birch Avenue and Parcher Street, where it is difficult to see oncoming traffic and also children walking. She stated that with more traffic on a narrow road she believes there will be an increase in safety risk to children walking to school.
- Mr. Andrew Tiemann of 29 Parcher Street came forward to voice his concern on the safety risk posed from an increase in traffic at the corner of Birch Avenue and Parcher Street, which he remarked is a “tight” corner. Mr. Tiemann also remarked that the proposed development would increase the population of Parcher Street, changing the character of the neighborhood.
- Ms. Blair Sala of 75 Birch Avenue came forward to question the

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marketability of the proposed condominiums. She remarked that as a senior, the proposed development would not appeal to her because it is located on a hill and there is not enough parking. She also remarked that if the proposed development was marketed toward younger people, that there is not a place for children to play. Ms. Sala asked the Planning Board if there was a way to determine the quality of housing that was being proposed and a price range to construct the housing. Darrell Wilson responded that the application has a place for proposed cost for the development and that is what the Planning Board uses to gauge the cost of the project.

- Ms. Marsha Causton of 15 Parcher Street came forward to voice her concerns on trash collection and parking at the proposed development. In particular, she remarked that the proposed plan did not include a dumpster. An increase in roadside trash bags, not stored in cans, would contribute to the existing Parcher Street crow problem. Ms. Causton also voiced her concern on overnight and long-term overflow parking on Parcher Street and pointed out that cars parked on the street would further decrease the width of the road, causing a safety issue.
- Mr. Marc Blanchette of 74 Birch Avenue disclosed that he is a member of the Ellsworth City Council. He told the Planning Board that the City is undergoing a visioning survey and that citizens of Ellsworth have expressed that they want “connectivity,” which includes walking, biking, driving, and bussing. Mr. Blanchette stated that parking in the street would impact connectivity. He requested that the Planning Board perform a site walk and that the public be notified of the time and date.
- Mr. Charles Proctor of 91 Birch Avenue came forward to ask the Planning Board if they consider the compatibility of a proposed development in a neighborhood in addition to more technical studies. Chairman Fink responded that the Planning Board determines if the proposed development meets the requirements of the ordinance. Mr. Proctor explained that Parcher Street acts as a connector street to other neighborhoods and asked the Planning Board to consider both safety and compatibility issues at a neighborhood level and in a broader context than just on Parcher Street.
- Ms. Julie Taylor Vittum, now of Maddocks Avenue formerly of Parcher Street, recalled when she was a child that the school bus would not pick up on Parcher Street because the narrow street prohibited the bus from getting up the hill. She remarked that

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people who live on Parcher Street walk on Maddocks Avenue because there are no sidewalks on Parcher Street. Ms. Vittum explained that the narrow street poses a safety concern. Ms. Vittum also recalled having water issues in her house as a child on Parcher Street. She voiced her concern on the large scale of the proposed development, the lack of green space in the proposed development, and the impact the proposed development would have on neighboring property values.

- Mrs. Diane Blanchette of 74 Birch Avenue said that most concerns addressed so far were a matter of safety, such as the issues concerning (1) the road, (2) surface and groundwater, (3) trash removal, and (4) sewer backups. She asked when the definition of the Neighborhood Zone was created and City Planner Michele Gagnon replied it was created in 2013. Mrs. Blanchette referred to the definition of the Neighborhood Zone, defined the word “compatible,” and stated that there is a conflict between the proposed development and the character of the existing neighborhood.
- Mr. Jason Barrett disclosed that he is an attorney who represents many people present at the meeting and that he also lives in the community. He asked the Planning Board to consider the requests of the public who came forth and spoke. He also requested that the Planning Board provide more time in the process for the public to consult with experts who can help them understand the application submitted to the Planning Board. He remarked that the Planning Board has a significant role in ensuring that the proposed development is in conformity with the City’s comprehensive plan, policies, and ordinances. He cited several criteria and standards that are listed in Article 6, Section 607.2, argued that the proposed development did not meet these criteria and standards, and requested that the Planning Board consider these criteria and standards when reviewing the proposed application and plan. Mr. Barrett remarked that the applicant’s need for a parking waiver was evidence that the proposed project was not well planned and did not fit in the existing neighborhood. He also remarked that there was no accessibility for those with disabilities mentioned in the proposal. Mr. Barrett also requested that the Planning Board conduct an independent stormwater analysis and a site walk.
- Mr. Chris McGarr of Parcher Street came forward to comment that he is part of the “younger demographic” that the City of Ellsworth is trying to attract. He stated that he worked hard to purchase his house and he does not want the neighborhood to be disturbed. Mr. McGarr

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stated that he has a two year old daughter and that he has concerns for their safety as a family. He questioned whether or not a fire truck would be able to get through the proposed development's parking area.

- Mr. Paul Ouellette of 70 Park Street came forward again to ask the Planning Board if they would provide answers to the public's questions at tonight's meeting. Chairman Fink responded that the meeting was to determine if the application was complete.
  
- Mr. Dustin Updike from 71 Park Street came forward and disclosed that he moved to Ellsworth from California three years ago. He stated that the type of proposed development makes sense for California, but in Maine, homes have local character and are designed by renowned architects. Mr. Updike remarked that neighborhoods like Parcher Street have appeal and attractiveness to people who are trying to get away from density.
  
- Ms. Anne Dale of 75 Park Street came forward to voice her concern that the proposed development was large in comparison to the small lot. She inquired to when the R-1 Zone was changed to the Neighborhood Zone and stated her dissatisfaction with the way residents of the R-1 Zone were notified of the change. Ms. Dale asked if the R-1 Zone still existed in Ellsworth and Darrell Wilson responded by reciting the names of the zoning districts currently in Ellsworth, which no longer includes the R-1 Zone.

Chairman Fink closed the public hearing.

Chairman Fink read through Article 6, Section 606 (Submission Materials – Preliminary Plan Meeting) to assess the completeness of the application. Darrell Wilson remarked that the drainage pipe that Mr. Newett stated was missing from the plans should be included under Section 6.6.7, Item C<sup>1</sup>. Mike Howie remarked that the letter from the Ellsworth Fire Department regarding fire suppression was missing. It was determined that while the letter was issued by the Fire Department, it was not included in the application. Fire Inspector Hangge provided a copy of the letter to the Planning Board. Mr. Wilson stated that the requirement for a sidewalk easement was not fulfilled. Mr. Wilson also noted that the requirements in Section 606.8, Items Q and R regarding the identification of Critical Natural Areas and National Register of Historic Places had not been fulfilled. City Planner Michele Gagnon reminded the Planning Board that the application

**Public Hearing:  
CLOSED.**

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<sup>1</sup> It was later found that the drainage pipe that runs across Mr. Newett's property is shown on Plan S-1 and it was withdrawn as missing.

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was to be reviewed under Major Site Use Development and Major Subdivision.

**Mr. Wilson moved with regard to agenda item two, the Preliminary Plan for a Major Subdivision & Major Use Site Development Plan entitled Harvey Way Condominium for Harvey Hensleigh, LLC, the proposal to create a 10-unit attached and a one-unit detached (existing house) condominium subdivision on a 1.25 acre property (Tax Map/Lot: 139/004 and 138/085) in the Neighborhood Zone, the Planning Board finds that this is an allowed use in this zone by Section 307 and that the application is complete in terms of submission materials per Article 6, 8, 9, 10, 11, and the Subdivision Ordinance Chapter 28 with the exception of:**

- **A Sidewalk and/or Bikeway Easement depiction,**
- **A Letter from the Maine Department of Fisheries and Wildlife,**
- **And a Letter from the Maine State Historic Preservation Office.**

**Don Martin seconded. No vote was taken at this time.**

Since exceptions to the completeness of the application were found, Chairman Fink began a discussion on when the applicant would be able to submit the missing documents to determine the application complete. Mr. Wilson asked the Chairman if they could query the applicant regarding the completeness of the submission.

Chairman Fink invited Steve Salsbury to speak again. Mr. Salsbury stated that he had inquired with the necessary State agencies and was waiting for a response. The agency letters were submitted with the application. Mr. Salsbury stated that he was not aware of the sidewalk and/or bikeway easement requirement. Darrell Wilson explained that the requirement is found in Article 9, Section 912, Item C. Mr. Wilson further clarified that the proposed development would be subject to this requirement since it is in the Urban Core and/or most likely 500 feet from an existing pedestrian and/or bikeway facility; however, the requirement is not required for Preliminary Plan submission. Mike Howie clarified that letters from the State agencies were not required for a complete submission and that the applicant only need to identify areas within or in close proximity to the proposed project that have the potential to be identified as High or Moderate Value Wildlife Habitat or to be listed in the National Register of Historic Places. Mr. Salsbury explained that he had researched online databases of both agencies and did not find any of the previously described areas near the proposed project area. **A vote was taken and the previous motion was opposed unanimously.**

**Mr. Wilson moved with regard to agenda item two, the Preliminary**

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**Plan for a Major Subdivision & Major Use Site Development Plan entitled Harvey Way Condominium for Harvey Hensleigh, LLC, the proposal to create a 10-unit attached and a one-unit detached (existing house) condominium subdivision on a 1.25 acre property (Tax Map/Lot: 139/004 and 138/085) in the Neighborhood Zone, the Planning Board finds that this is an allowed use in this zone by Section 307 and that the application is complete in terms of submission materials per Article 6, 8, 9, 10, 11, and Subdivision Ordinance Chapter 28. Mike Howie seconded and the motion passed with Don Martin abstaining.**

Chairman Fink called a 5-minute break.

The meeting was called back to order at 9:50pm.

**Darrell Wilson moved with regard to agenda item two, the Preliminary Plan for a Major Subdivision & Major Use Site Development Plan entitled Harvey Way Condominium for Harvey Hensleigh, LLC, the proposal to create a 10-unit attached and a one-unit detached (existing house) condominium subdivision on a 1.25 acre property (Tax Map/Lot: 139/004 and 138/085) in the Neighborhood Zone, the Planning Board will conduct a Site Walk and Continuation of Meeting on Thursday, November 12<sup>th</sup> at 12:00pm, to meet in the lower parking lot at City Hall and carpool to the site. Mike Howie seconded and the motion passed unanimously.**

Chairman Fink and the Board made a decision to not address the peer review of the stormwater study or the parking waiver request at this meeting. Mr. Wilson remarked that the applicant should be prepared to address the following concerns at the next meeting:

1. Water pressure.
2. Wastewater.
3. Stormwater.
4. Solid waste collection.
5. Landscaping.
6. Parking.
7. Sidewalk easement.
8. Blasting.
9. Financing.
10. Protection of pedestrian paths.
11. Green space within the project boundary.
12. Measurements and capacity of Parcher Street.
13. Slopes.
14. Emergency vehicle access.

**Harvey Hensleigh,  
LLC;**

**Preliminary Plan for a  
Major Subdivision &  
Major Use Site  
Development entitled  
Harvey Way  
Condominiums:**

**COMPLETE.**

**Harvey Hensleigh,  
LLC;**

**Preliminary Plan for a  
Major Subdivision &  
Major Use Site  
Development entitled  
Harvey Way  
Condominiums:**

**SITE WALK &  
CONTINUATION OF  
MEETING.**

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Mike Howie stated that he would like clarification on the age of the water and sewer lines servicing Parcher Street and the history of any remediation that was taken by the City as a result of damage to these systems. Chairman Fink asked Michele Gagnon if it would be possible for Mike Harris and Larry Wilson to attend the next meeting to address these concerns and Ms. Gagnon replied that it would be possible. Mike Howie also raised concern on trash removal and asked if they were required per the ordinance to have a dumpster. Chairman Fink replied that they are required to address how solid waste will be handled. Darrell Wilson remarked that the parking waiver request will need to be addressed at the next meeting. Michele Gagnon confirmed that the Board would not be making a decision on the stormwater peer review at this meeting and Chairman Fink responded that they would not be doing so at this meeting.

**3. Signing of Mylars.**

**J's Pit Stop and The  
Back 40 Sporting  
Center for J.M. and  
Cathy Gibbs.**

**Mylars signed.**

**4. Adjournment.**

Chairman Fink reminded the Board that the meeting would not be adjourned because the meeting would be continued at the Site Walk.

**5. Site Walk**

Chairman John Fink, Vice Chairman Darrell Wilson, Secretary Don Martin, members Mike Howie and Roger Lessard, and alternate members James Barkhouse and Barbara Hegenbart attended the Site Walk on November 12, 2015, a continuation of the November 4, 2015, regular Planning Board meeting.

City Planner Michele Gagnon, Assistant to the City Planner Janna Newman, and City Attorney Edward Bearor also attended.

Vice Chairman Darrell Wilson opened the Site Walk at 12:15pm by explaining he would be running the meeting because, although present, Chairman Fink was sick and had a hoarse throat. Mr. Wilson explained that the Site Walk was a continuation of the November 4, 2015, Planning Board meeting and that the purpose of the Site Walk is to orient the Planning Board to the physical characteristics of the site and the anticipated changes to the site resulting from the proposed development.

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Mr. Wilson stated that: questions should be directly related to the physical characteristics of the site or the location of the proposed project; no substantive comments in support or opposition of the proposed project should be made and should be reserved for the next meeting; this is a public meeting and that the public is there to listen to the applicant describe to the Planning Board members various features on the site; Planning Board members should stay together during the Site Walk; No substantive motions or votes will take place except to close the meeting; Questions such as, but not limited to, the location of boundaries, roads, parking, stormwater infrastructure, and proposed building are typical; Comments indicating a decision by individuals or the Planning Board as a group are not appropriate.

Mr. Wilson spoke directly to the public and stated that there would be no questions or comments from the public, but that pencils and note cards were available for the public to write down their questions and/or comments from the Site Walk that could then be addressed by the Planning Board at the next meeting.

Mr. Wilson made reference to a list of concerns he had generated at the November 4, 2015, meeting and that he would use that list to address specific areas that the Planning Board would want to see during the Site Walk. He also asked the other Planning Board members to voice their concerns.

Jim Barkhouse asked to view the northern boundary line of the property, which would be located behind the proposed units, and for Mr. Salsbury to provide an indication of where the parking spaces in front of the units and nearest to the entrance to Harvey Way would be located. Mr. Wilson asked for clarification on stormwater drainage and Mr. Salsbury indicated that there would be a drainage strip/swale located behind the structures that would capture water runoff and then flow to the pond in the back southwest corner of the property.

Mr. Salsbury pointed out that the blue stakes represented the centerline of the proposed road Harvey Way and that the orange stakes represented the front and rear faces of the proposed building. He stated that there would be some fill brought onto the site to make Parcher Street level with the building site. Mr. Salsbury also indicated that the trees near the Harvey Way entrance would be removed. He stated that the roof pitch of the proposed units would match the pitch of the garage located on the abutting Tracy property.

Mike Howie confirmed with Mr. Salsbury on the location of the proposed road Harvey Way within the proposed project site, asking if the road would go in between the two existing buildings (the house and the garage) and out

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the existing driveway. Mr. Wilson confirmed that the existing house and garage will remain and that the "lean-to" on the property would be removed.

Mr. Barkhouse inquired about the grade of the project site and Mr. Salsbury responded that the grade would be slightly increased, but that there would be "six steps down" for the units follow the natural grade. Barbara Hegenbart asked for the total length of the proposed units along the northern boundary line and Mr. Salsbury, referring to plan's C-1 and C-2, indicated that the building is 140 feet across the back.

Mr. Salsbury discussed how the water runoff would flow from a catch basin that would collect water from the entire property, to a pipe, which would then flow to a retention pond. He indicated that there would be some grading done in order to create an even slope downhill. He also stated that the distance from the retention pond to the abutting property (Ouellette) is approximately 40 feet. Michele Gagnon remarked that it seemed that water now flows toward the northwest corner of the property. She also asked for clarification on the retention pond, asking if it would be a dry or wet pond. Mr. Salsbury replied that only during a rain event would it be wet and that it would be dry after it stops raining. Mr. Salsbury stated that a 1.5 foot berm would be created in the front of the pond and a 2.5 foot berm would be created behind it. He remarked that the pond would be shallow and long. Roger Lessard and Michele Gagnon clarified that the stormwater discharge point and the level spreader would be near the Ouellette property, with the level spreader 20 feet from the property line. Mr. Salsbury remarked that no vegetation would be cleared within 20 feet of the property line and that it was 30 feet from the pond to the property line on the Ouellette side of the pond. Darrell Wilson asked Mr. Salsbury if the drainage of the property already flows in the direction they are proposing. Don Martin confirmed that the pond would catch stormwater runoff before it flowed onto the Ouellette property. Mr. Salsbury remarked that there would be less flow during a rain event than there is currently.

Michele Gagnon pointed out the drainage ditch on the Newett property along the southern property line. Chairman Fink asked if blasting was to be expected and Mr. Salsbury said it was not expected.

Mr. Salsbury explained the revised landscaping plan, indicating that while trees and vegetation near the entrance to Harvey Way would be removed, that shrubs would be replanted along Parcher Street and would connect with the existing maple trees in front of the existing house that would not be removed.

Mr. Salsbury mentioned that the current sewer connection for the existing house ran through the existing driveway to Parcher Street where it ties into the City's line. A new manhole would be created on Parcher Street where

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the line from the proposed development connects to the City's system. Mr. Salsbury indicated that electricity would be delivered overhead from an existing pole on Parcher Street, and that there would be a 4 inch water service from the street servicing the proposed development to provide for water pressure and amount.

Barbara Hegenbart confirmed that parking for the existing house would be in the parking spaces shown in front of the garage on the Plans. Roger Lessard confirmed that a sidewalk would not be included in the proposed plan. Darrell Wilson measured the width of Parcher Street, which was approximately 21 feet wide, and also checked the site lines from the Harvey Way egress.

Mr. Wilson inquired with the Board to see if there were any additional questions or concerns to be covered. **With no additional questions or concerns from the Board, Chariman Fink moved to adjourn the meeting. Don Martin seconded and the motion passed unanimously. The meeting adjourned at 1:10 PM.**

**Meeting Adjourned  
[1:10 PM]**

Minutes prepared by: Janna Newman, Assistant to the City Planner.

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

Minutes approved by:

12/16/15   
**Date Don Martin, Ellsworth Planning Board Secretary**