

**City of Ellsworth
Planning Board
Minutes of SITE VISIT July 8, 2014**

Chairman John Fink, Secretary Don Martin, and members Darrell Wilson, Roger Lessard, and Mike Howie attended the site visit held July 8, 2014 at 5:15 PM.

Also in attendance were City Planner Michele Gagnon, applicant representative Jeanna DeTour of Carpenter Associates, Steve Fuller of *The Ellsworth American*, and abutters Ronald Picard and Cliff Rogers.

Chairman Fink asked Darrell Wilson to continue chairing the meeting. Mr. Wilson called the meeting to order at 5:18 PM and explained that the site visit was a continuation of the July 2, 2014 regular Planning Board meeting at the Ellsworth City Hall.

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

The area of the lot to be developed is an open field. Jeanna DeTour, representing the applicant, asked if the Board wanted to walk the site. She also distributed two handouts: a ledger size copy of C1 with color and a front façade rendering of the building. She explained that the wetlands were flagged. Don Martin asked about the wetland alteration permitting process. Ms. DeTour stated that the project is subject to a Natural Resources Protection Act (NRPA) Tier 2 permit and that mitigation is not required.

Mike Howie asked if the parcel was in Tree Growth. Ms. DeTour explained that she had looked into it and it was not.

Roger Lessard asked if Davis Brook was part of the project. Ms. DeTour explained that it was on the subject lot but not part of the development.

Darrell Wilson inquired about the role of the abutting dirt road (serving Buzzell Properties Apartments at Whitney Field). It was explained that there is no planned cross-connection between the project and the road. Ms. DeTour explained the history of the triangular easement swaps related to the road. Mr. Wilson also asked about the abutting multi-use trail and potential connections to the project. Ms. Gagnon explained that ATVs are not allowed on the trail and that the snowmobiles' studded belt was damaging to the paved trail, so they are now required to ride on the rail bed between the rails. She added that if there was enough snow to ride the rail, then there would be enough snow to ride to the project site if desired.

The group walked along the railroad tracks and onto the site at the level of

Call to Order [5:18 PM]

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the wetland.

Landscaping standards were discussed. It was mentioned that it appears that the applicant does not have to provide landscaping between the white colonial Whitney House and the development since the developer owns both. The house across the street at 356 State Street (1900 blue Victorian) is identified as having the potential to be listed in the National Register of Historic Places, per the Maine Historic Preservation Commission (MHPC). Therefore, screening from the proposed project has been suggested by the MHPC. The applicant explained that they propose screening with a hedge. Ms. Gagnon explained that the landscaping requirements in the ordinance mostly deal with parking lots and the buffering of residential and commercial uses. She noted that it is the burden of the applicant to demonstrate that all the standards are met and Chairman Fink added that application that provide a layout of the standards and how they are met have the best result. Mr. Fink also mentioned that asking for a waiver is not the same as being granted a waiver. Ms. DeTour asked Michele for clarification of 813.13. Michele responded that she would clarify when back in the office.

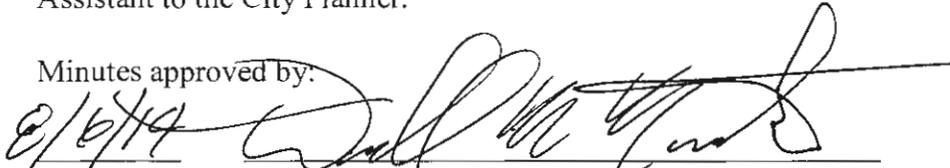
Abutter Cliff Rogers joined the group at 5:39 PM and acting Chairman Darrell Wilson summarized what had been discussed until then.

As there were no more questions from the Board or staff, Mr. Wilson opened the public hearing. As there were no comments, the public hearing was closed.

- 2. Adjournment.** John Fink motioned to close the meeting. Roger Lessard seconded. There was no discussion and all voted in favor of the motion.

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

Minutes approved by:


Date 8/16/14 Don Martin, Ellsworth Planning Board Secretary

Adjourned [5:45 PM]

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