

**City of Ellsworth
Planning Board Meeting Minutes
Wednesday, October 6, 2021
5:30 PM**

Chairman John Fink, Vice-Chairman John DeLeo, Secretary Rick Lyles, and Alternate Member Molly Friedland attended the regular meeting of the Ellsworth Planning Board. Members Nelson Geel and Marc Rich and Alternate Member Patrick Lyons were absent.

Four board members present

City Planner Elena Piekut, Code Enforcement Officer Lori Roberts, Development Services Coordinator Kerri Taylor, Fire and Life Safety Inspector Thomas Canavan, and Watershed Steward, John Wedin attended the meeting.

Five staff members present

Chairman Fink notified Alternate Member, Molly Friedland that she will be a voting member for the meeting.

1.) Call to Order

Chairman Fink called the meeting to order at 5:30 PM.

Call to Order

2.) Adoption of Minutes from the September 1, 2021 meeting. Rick Lyles moved to approve the minutes. John DeLeo seconded the motion, and with no further discussion, the motion passed unanimously **(4-0)**.

Adoption of minutes

3.) Adoption of Minutes from the August 24, 2021 64 Pine Site Visit and the September 28, 2021 BD Solar Nicolin Site Visit. Rick Lyles moved to approve the minutes. John DeLeo seconded the motion, and with no further discussion, the motion passed unanimously **(4-0)**.

4.) Revisions to an approved Major Use Site Development Plan entitled Woodlawn Museum Visitor Center for Kathy Young, Executive Director. The proposal revises layout of the visitor center and reduces its square footage from 14,000 SF to 10,672 SF, relocates parking areas, and reduces overall impervious surface on a 155-acre parcel located at 19 Black House Drive (Tax Map 26, Lot 57). The subject property is located in the Neighborhood (N) Zoning District.

Revisions to Woodlawn Museum Center

Alina Watt of Hedefine Engineering & Design, Inc. attended the meeting to represent the applicant.

Introduction

Ms. Watt addressed the board and explained that in January of 2019 the Planning Board approved construction of a new visitor center, associated utilities, and parking. The applicant is proposing to change the layout of the building and parking area resulting in a reduction of site impact.

Deliberations & Findings of Fact

Mr. DeLeo asked Fire and Life Safety Inspector, Thomas Canavan if the proposed and existing roads satisfy the requirements for emergency access. Mr. Canavan stated the proposal is satisfactory.

Mr. DeLeo inquired where the proposed cistern will be located. Mr. Canavan explained that due to historical landmarks on the property the cistern had to be moved from the initial location. The Fire Department will work with the applicant to determine an appropriate location and it will be included in the final plans.

Mr. DeLeo inquired if a sprinkler system will be installed in the visitor center. Mr. Canavan answered that there will be.

Mr. DeLeo inquired about the reduction in the proposed wastewater usage. Ms. Watt explained she spoke with Wastewater Superintendent Mike Harris and he reevaluated the original wastewater calculations. This is due to the restrooms initially being categorized as public restrooms. The restrooms will be open for visitors to the property; however, they are not intended for use as a rest stop. Mr. Harris recommended the classification be changed to an assembly occupancy classification and an exhibition hall classification.

A brief discussion ensued regarding the access road.

Chairman Fink opened a public hearing at 5:42 PM. With no one coming forward, the public hearing was subsequently closed.

Mr. DeLeo made a request that the applicant provide the provide the final plans to the Planning Board for signing in a timely manner, in light of previous delays.

A brief discussion followed regarding the approved waivers for the original major use site development plan.

John DeLeo made a motion to approve the Revisions to a Major Use Site Development plan entitled Woodlawn Museum Center for Kathy Young, Executive Director based on the following conditions of approval:

Conditions to be Met Prior to Signing of Plans:

1. Depiction of cistern location on final plans.
2. Depiction of external grease trap location on final plans.
3. Submission of Wastewater Superintendent approval letter for revised wastewater calculations.

Rick Lyles seconded the motion and with no further discussion, the motion passed unanimously (4-0).

Public Hearing

Revisions to an approved Major Use Site Development Plan entitled Woodlawn Museum Center: Approved

5.) Preliminary Plan Review for a Major Use Site Development entitled Ellsworth Renewables for Nexamp Solar, LLC. The proposal is to construct a 5-megawatt large-scale solar energy system on a 94.6-acre parcel (Tax Map 37 Lots 20 & 20-1) located on the Bucksport Road. The subject property is located in the Rural (R) and Drinking Water (DW) Zoning Districts.

Drew Garvin of Meridian Associates attended the meeting to represent the applicant. Henry Barrett of Nexamp Solar also attended the meeting.

Mr. Garvin gave the board a description of the proposed project. Mr. Garvin explained they are proposing a 5-megawatt large-scale solar facility on a 95-acre parcel. There is an existing gravel access road on the property that they will enhance in order to utilize. The road crosses a wetland at the entrance point. The road will be widened to meet the 20-foot width requirement and will extend the length of the project. Mr. Garvin added that there is a grass swale system that runs along the access road to capture drainage. For severe storms the drainage will be culverted underneath the access road and will flow to the west side of the site where wetlands are located.

A brief discussion ensued regarding the lease agreement.

Mr. DeLeo inquired about the decommissioning amount provided because it is significantly lower than similar projects. Mr. DeLeo also questioned why the decommissioning costs would only require review every five years because other similar projects are required to be reviewed more frequently. Mr. Barrett explained that the Department of Environmental Protection has implemented a new application process for decommissioning. DEP requires that the decommissioning costs first be reviewed after fifteen years and then every five years after that. Mr. Barrett added that they worked with DEP on the decommissioning costs on similar sized projects that DEP has approved. Mr. DeLeo commented that he would expect that the City would require the amount of the decommissioning costs to be reviewed on a yearly basis.

Molly Friedland inquired what the existing road was initially used for. Mr. Garvin responded that he believes it is from logging. Ms. Friedland asked if they will be utilizing the same access point. Mr. Garvin answered that they will and explained that there is a small existing paved apron they intend to use. The wetland crossing is critical which is why they plan to maintain and enhance that area. Mr. Garvin added that there are existing culverts that connect the two wetlands and also a 36-inch culvert that crosses under Bucksport Road.

Mr. DeLeo asked if the applicant had contacted Maine DOT regarding an entrance permit for the site. Mr. Garvin replied that they have been in communication with DOT about the entrance permit.

Preliminary Plan Review Ellsworth Renewables

Introduction

Deliberations & Findings of Fact

Rick Lyles inquired about the list of pending items noted on the TRT report. City Planner, Elena Piekut explained that most of the items are not significant. Mr. DeLeo commented that there appears to be a lot of incomplete submission requirements. Mr. Garvin addressed the following items on the list: there are no intersecting roads or driveways within 200-feet, the lots have already been merged into one lot even though the Assessing records are depicting two lots, the applicant has spoken to the Fire Department to have a letter issued, the Hancock County Soil Survey has been submitted, and pre and post stormwater maps were submitted with the stormwater calculations.

Ms. Friedland inquired about the vagueness of the language in the decommissioning plan regarding ground stabilization. Mr. Garvin responded that erosion control plans were submitted in addition to an operations and maintenance plan that provides further detail.

Mr. Fink commented that the board is not to determine the adequacy of the submission materials for the preliminary review. The board is only supposed to determine if the required materials are present.

Mr. Lyles asked Watershed Steward, John Wedin if he had any comments regarding the project. Mr. Wedin responded that site stabilization after construction can only take place from April 15th to September 15th. Mr. Wedin suggested noting winter stabilization methods if stabilization will not be completed in the April to September timeframe. Mr. Wedin added that he encourages that it be included on the final plan for the City to be involved in quarterly site inspections.

Mr. Lyles inquired if the proposed line of trees is adequate as a visual buffer and requested confirmation that a significant buffer will be established. Mr. Barrett explained that along Bucksport Road there will be substantial buffering. Vegetation will be present in the winter also.

Mr. Lyles noted that the financial capacity letter should be resubmitted on bank letterhead.

Mr. DeLeo asked Mr. Canavan if the Fire Department is satisfied with the proposed road. Mr. Canavan confirmed they are.

Chairman Fink opened a public hearing at 6:20 PM. With no one coming forward, the public hearing was subsequently closed.

Public Hearing

A discussion ensued regarding the incomplete and missing submission materials.

Mr. DeLeo commented that the decommissioning plan will require approval by the City attorney.

John DeLeo made a motion to find the Preliminary Plan for a Major Use Site Development entitled Ellsworth Renewables for Nexamp Solar LLC complete. Rick Lyles seconded the motion and with no further discussion, the motion passed unanimously (4-0).

**Preliminary Plan
for a Major Use
Site Development
entitled Ellsworth
Renewables:
Complete**

6.) Final Plan Review for a Major Use Site Development entitled BD Solar Ellsworth for BD Solar Ellsworth, LLC. The proposal is to construct a 3.3-megawatt large-scale solar energy system on a 95-acre parcel (Tax Map 93 Lot 2) located on Nicolin Road. The subject property is located in the Rural (R) and Resource Protection (RP) Zoning Districts.

**Final Plan Review
BD Solar Nicolin**

Sean Thies of Haley Ward attended the meeting to represent the applicant. Bob Cleaves of BD Solar also attended the meeting.

Introduction

Mr. Thies addressed the board and explained that documentation was provided to indicate the applicant name change from BD Solar, Ellsworth to BD Solar, Nicolin. A revised stormwater narrative and phosphorus calculations were also provided based on the completed peer review. Mr. Thies also provided copies of the CO2 emissions calculations for the board as requested at the previous meeting.

**Deliberations and
Findings of Fact**

Mr. DeLeo asked about the stormwater peer review references noted as fair and good. Mr. Thies explained that the model that is used to calculate the stormwater run-off is called HydroCAD. It is a computer program where various data is entered. In a wooded situation, there is an option to classify the woods as poor, fair, or good. Each classification has a different curve number or also called a runoff coefficient, a paved parking lot would have a higher runoff number where woods or very sandy soil would produce a lower runoff number. The poor, fair, or good classification is dependent on professional judgement. The peer review classified the runoff as good and in the application; they had classified it as fair. Mr. Thies also provided the difference between the fair and good models and if averaged the difference is equivalent to zero for the pre and post calculations. When looking at the good classification it is approximately one CFS increase on a 25-year storm event, which is a small number. Mr. Thies stated that it is their opinion that fair is a sufficient classification for the type of woods on the property.

Mr. DeLeo asked staff if the figures are sufficient based off the peer review. Ms. Piekut answered that if it is classified as good instead of fair there is a small

increase under the flooding control standard, but what the peer review stated is that it is the professional call of the engineer.

Mr. DeLeo commented that the peer review report included a recommendation for a stabilized construction exit. Mr. Thies explained that detail is included on the detail sheet.

Mr. Lyles asked Mr. Wedin for his opinion on the project. Mr. Wedin expressed concerns over information included in the DEP NRPA permit application that states that the natural vegetation before construction will be retained to provide stormwater protection after the project is completed. Mr. Wedin noted that the natural vegetation will be eliminated by harvesting necessary to create a construction site. Furthermore, Mr. Wedin requested quarterly inspections to monitor site stabilization. Ms. Piekut informed the board that there are notes included on the site plan for City staff to attend quarterly, post construction inspections.

A lengthy discussion ensued regarding erosion control measures and the necessity for regular inspections during construction.

Mr. Lyles commented that Nicolin Road is known to have issues with washouts and asked if there will there be an impact to Nicolin Road as a result of construction. Mr. Thies responded that if there is damage as a direct result of the project the contractor and developer would have to repair the road. However, they would not be running trucks on the road during the spring when the road is wet and muddy and construction will be timed appropriately. Mr. Cleaves suggested that construction be limited to a certain time of year and if they elect to do construction otherwise then they would be held liable for any road damages.

Chairman Fink opened a public hearing at 6:55 PM.

Public Hearing

Mary Ellen Hunt, a Nicolin Road resident approached the board to voice her concerns. Ms. Hunt commented that she is concerned about the proposed woodchip berm because there is a stream on the property that commonly floods and runs into Green Lake. Ms. Hunt stated that she has been advised to use woodchips on her property and it is ineffective because over time it decays and sinks. Ms. Hunt asked if the berm is only in place during construction. Mr. Fink explained that the berm is not for runoff, but to control silt until there is sufficient grass growth. Ms. Hunt inquired if a decommissioning plan is in effect to remove the equipment off the property. Mr. Fink responded that the decommissioning plan is part of the application. Ms. Hunt commented that Nicolin Road is a constant issue year round during heavy rain. Just beyond the site downhill is a common flooding problem and she is concerned about who is going to repair the road if damage occurs and causes the road to become

unpassable. Interim Code Enforcement Officer, Lori Roberts stated that Public Works would have to repair the road if it becomes unpassable. If a problem occurs after hours, the Police Department can contact Public Works.

Chairman Fink closed the public hearing at 6:59 PM.

A brief discussion ensued regarding snow storage areas.

John DeLeo made a motion to Approve the Final Plan for a Major Use Site Development entitled BD Solar Nicolin with the condition that BD Solar provides financial assurance and performance that is approved by the City Attorney prior to the issuance of any permits. Rick Lyles seconded the motion and with no further discussion, the motion passed 3-1

Final Plan for a Major Use Site Development entitled BD Solar Nicolin: Approved

7.) Preliminary Plan Review for a Major Use Site Development entitled Hughes Bros. Concrete Plant for Hughes Bros., Inc. The proposal is to construct a heavy industry use (concrete plant) on a portion of a 95-acre parcel located at 575 Bucksport Road (Tax Map 31 Lot 47). The subject property is located in the Industrial (I) Zoning District.

Preliminary Plan Review Hughes Bros. Concrete Plant

Janet Hughes, PE and Environmental Manager for Hughes Bros. Inc. and Larry Langille, President of Hughes Bros., Inc. attended the meeting to present their proposal. Land owner, Richard McMullen also attended the meeting.

Introduction

Ms. Hughes approached the board and provided a description of the project. Ms. Hughes displayed the site plan for the board and explained the proposal is to build a concrete plant on an approximate 3-acre area located on a 9-acre parcel. They would be purchasing the property from McMullen Landscape, the current owner. McMullen Landscape currently operates a small gravel pit on the property that consists of a total of 95-acres. 2.5-acres of the concrete plant site will be impervious. They are proposing to begin manufacturing approximately 15,000 cubic yards of concrete annually and will eventually increase to 20,000 cubic yards. Stormwater management calculations were provided in the application in addition to a stormwater management permit. The site plan is displaying a building, however, the building is tentative based on winter production. The building would encompass a hopper, which is what holds the aggregates, which are stone and sand that go into the mix. For a concrete plant, they mix stone and sand with water and cement to create the concrete. The aggregates are stockpiled on the site. Ms. Hughes pointed to the site plan to explain to the board how the concrete is manufactured. Additives are also used to speed up or slow down the chemical reaction that makes concrete. They are proposing the installation of bio cells to treat and retain stormwater.

Deliberations & Findings of Fact

Mr. DeLeo requested that if the project receives approval and the applicant decides to construct the building for winter usage that the project come back before the Planning Board prior to construction.

Ms. Hughes explained that currently the proposal is to operate from April to November and shut down in the winter due to freezing conditions. If they determine there is a market for concrete in area during the winter months then they would proceed to construct the building.

Mr. DeLeo asked staff if there would be any impact to McMullen Landscape's gravel pit stormwater calculations if he sells the 9-acre piece of property to Hughes Bros. Ms. Piekut responded that the stormwater requirements for a gravel pit are minimal due to the internal drainage. In addition, the location of the gravel pit is quite far into the property. Mr. Fink added that Hughes Bros. will be responsible for the stormwater runoff from their site. Ms. Hughes explained that stormwater runoff from McMullen's property will not impact their site. Stormwater has been routed away from the proposed site development.

Mr. DeLeo asked about the proposed traffic generation that includes four different categories consisting of 15,000, 20,000, 25,000, and 30,000 cubic yards, why the 20,000 cubic yards has an estimation of 15 deliveries, but the 25,000 cubic yards has only 13 estimated deliveries and with the 30,000 cubic yards, it increases back up to 15 deliveries. Ms. Hughes explained that the first two delivery estimates are categorized under seasonal operations. This is an estimate to show traffic for when they start operating and they expect the ADT for the first few years to be about 30 vehicles per day. They need to sell 20,000 cubic yards of concrete in order to justify constructing a building and operating during the winter. They will not sell more than 20,000 cubic yards unless they are set up to operate in the winter. To be conservative on the seasonal operation Ms. Hughes only looked at an eight-month period, which results in an ADT of 30. If calculated at a 12-month period the numbers would be significantly lower. Mr. Lyles commented that there are serious errors in the trip calculation, which is propagated through to what they submitted to the State. The ADT is not what was calculated, only trips in were accounted for. The ADT includes trips in and trips out which would result in a much higher ADT than what is included in the application.

Mr. Fink requested that Mr. Lyles mention his qualifications. Mr. Lyles informed the applicant that he is a registered professional engineer and a transportation engineer.

Ms. Hughes asked for clarification regarding Mr. Lyles' comments. Mr. Lyles further explained his reasoning and offered to provide a written memo to the

applicant explaining the trip generation calculation process. Ms. Piekut added that Mr. Lyles can provide questions and concerns through her.

Further discussion regarding the ADT and trip generation calculation ensued.

Mr. DeLeo asked Mr. Canavan if he is satisfied with the applicant not installing a fire hydrant. Mr. Canavan answered that there is a hydrant located 600 feet from the development.

Mr. Lyles inquired if the dust collector on top of the 63 foot silo would be counted as part of the building and be out of compliance with the City's 65-foot building height maximum. Ms. Roberts explained that the dust collector would not count towards the height of the silo.

Mr. DeLeo voiced concerns regarding loaded cement trucks leaving the site and turning right onto the Bucksport Road due to a steep hill located three tenths of a mile from the site. The trucks may be a hazard to traffic along the Bucksport Road. Mr. Lyles commented that should be a concern of MDOT.

Chairman Fink opened a public hearing at 7:44 PM.

Public Hearing

George Fields of Blue Hill Heritage Trust approached the board. Mr. Fields explained that Blue Hill Heritage Trust owns 1,600 acres of property south of the Bucksport Road. The entrance to the property is approximately 300-feet from the proposed developments access road. Mr. Fields expressed concerns regarding noise and mentioned that he was unable to find any noise specifications included in the application. Mr. Fields asked if there is enough noise generated that would preclude the plant from operating based on the City's Noise Ordinance of a 90-decibel limit for 30 minutes or more. Mr. Fink requested the opinion of the City Planner on the matter. Ms. Piekut explained that the Noise Ordinance is not a Planning Board ordinance, however, the board did make the hours of operation a condition of approval on the previous plan approval on the property. Ms. Piekut added that she cannot confirm if the hours of operation restriction was due to noise concerns or not. Mr. DeLeo commented the hours of operation were in consideration for the residents of Woodland Road. Mr. DeLeo added that there have not been any noise complaints regarding the gravel pit at this point, according to the Police Chief.

Mr. Fields requested that the applicant provide decibel levels for concrete batch plants and trucks coming in and out. Mr. Fields expressed concerns regarding lighting for the project and requested that if the applicant intends to use any lighting could they shield the lights.

Mr. Fink asked the applicant if they have figures on noise generated by concrete plants. Ms. Hughes answered that they do and explained that concrete plants

do not make a lot of noise except for the rocks moving up conveyors. They use generators that are around 75 decibels. If standing in the concrete plant the highest decibel is about 90 decibels. The concrete trucks create the most noise at 97 decibels when in full idle while mixing concrete.

Mr. Fink asked what normal hours of operation are for the company. Larry Langille answered that 6:00 AM to 5:00 PM are typical operational hours.

Mr. Fink asked if they are proposing any lighting. Ms. Piekut answered that the applicant is proposing two lights, but has not provided a lighting plan. Ms. Piekut added that if lighting is proposed the applicant has to meet the lighting standards. Mr. Fink asked the applicant if they would be willing to work with the Blue Hill Heritage Trust to ensure they are not affected by lighting at the plant. Ms. Hughes stated that would not be a problem.

Mr. Wedin expressed concerns regarding the ingredients used in the concrete making process. Mr. Wedin suggested the board discuss the possibility of implementing an SPCC plan to prevent site contamination. Mr. Wedin conveyed concerns regarding the wash water used to clean the equipment due to the PH level of concrete. The Portland cement used to make concrete is corrosive and hazardous. Mr. Wedin suggested exploring options to ensure the product does not enter the bio filters.

Ms. Hughes responded that this site may not trigger an SPCC plan based on the type and volume of materials proposed for this site. They are proposing five tanks of additives. Spill counter control measures are being proposed. A storm drain is installed around the tanks surrounded by a concrete berm that will flow into a 2,000-gallon septic tank. The tank will also collect stormwater and will utilize it as recycled wash water. Ms. Hughes informed the board that most washing of concrete is done on the project site and not on the manufacturing site. The concrete trucks transport 200 to 300 gallons of water on the truck itself in order to clean the equipment on site immediately after delivery of the concrete. They are estimating 5% or 50,000-gallons of water per year is used for wash water on the manufacturing site. A concrete truck will drive directly underneath the silo to receive the cement into the truck's tank. The truck is then rinsed off and the water drains into a recycle system. Ms. Hughes stated that the PH is high; however, the effluent is a 7.5 to 10 because it is diluted. The overflow pond on the site plan is only for an emergency spillway and not intended for regular use. Ms. Hughes added that no stormwater discharge will contain concrete.

Mr. Langille provided the board with a detailed description of how the water recycle system works.

Chairman Fink closed the public hearing at 8:05 PM.

Mr. DeLeo commented that he would suggest the same hours of operation that were enacted on the McMullen gravel pit. The hours are 7 AM to 5 PM, Monday through Saturday. Ms. Hughes requested that they be allowed to follow the code for operation and added that they will meet the requirements of the City's Noise Ordinance.

Mr. Langille expressed that the suggested hours of operation are restrictive for their business. Although, he does not anticipate they would need to operate too much outside of those hours. Typically, they would operate 6 AM to 5:30 PM. Mr. Langille commented that the Noise Ordinance is in effect from 10:00 PM to 6:00 AM for loading and unloading commercial vehicles. In addition, there is a significant buffer from the proposed site to the neighboring homes.

Mr. DeLeo asked Ms. Piekut about the non-compliance regarding McMullen's conditions of approval for the gravel pit included on the TRT report. Mr. DeLeo added that if Mr. McMullen has not met all of the conditions of approval for the gravel pit this project cannot receive an approval. Ms. Piekut answered that there is some concern at staff level regarding a NRPA permit for wetland filling filed after site plan approval that required the road to be narrowed. Ms. Roberts has contacted DEP regarding the permit and is still awaiting a response. There were some conditions for the DOT entrance permit that will need to be revised. Furthermore, one of the Board's conditions of approval required either a deeded right-of-way or an easement for the portion of the access road that crossed the adjacent property owners land. Ms. Piekut explained that an easement or right-of-way has not been provided, but a new land survey depicting a potential boundary line agreement was submitted. The survey has not been recorded yet, which is cause for concern.

Richard McMullen approached the board to address the concerns surrounding the conditions of his approval. Mr. McMullen explained that he built the access road to the specifications of a wetland study completed by a wetland specialist. The road has been narrowed in spots and widened in other areas where he has been able to do so. Mr. McMullen stated that he has met all of the requirements of the NRPA Permit. Regarding the easement for the access road, Mr. McMullen hired Steve Salsbury to conduct a land survey to determine the property lines. Mr. McMullen met with the neighboring property owner and installed a property pin at an agreed upon location. Mr. Salsbury completed the survey with the newly installed property pin and made the determination that the access road no longer crosses the neighbor's property. Therefore, an easement was not required. Ms. Piekut suggested that the survey be recorded at the Registry of Deeds. Mr. DeLeo suggested that Mr. McMullen obtain a written statement that the abutting property owner agrees with the boundary lines depicted on the survey.

There was a brief discussion regarding incomplete submission items.

A discussion followed regarding Hughes Bros. filing an easement with Mr. McMullen for the roadway, utilities, and erosion control.

Rick Lyles made a motion to determine the Preliminary Plan for a Major Use Site Development entitled Hughes Bros. Concrete Plant for Hughes Bros., Inc. complete. John DeLeo seconded the motion and with no further discussion, the motion passed unanimously (4-0).

**Preliminary Plan
for a Major Use
Site Development
Plan entitled
Hughes Bros.
Concrete Plant:
Complete**

8.) Staff Comments

No Staff comments.

9.) Adjournment

Rick Lyles made a motion to adjourn the meeting after signing the mylars. John DeLeo seconded the motion and with no further discussion, it passed unanimously **(4-0)**. The meeting was adjourned at 8:41 PM.

**Vote to adjourn at
8:41 PM**

Minutes prepared by: Kerri Taylor, Development Services Coordinator.

*Agendas and
minutes posted on
the City of
Ellsworth's website:
ellsworthmaine.gov
A video transcript
of this meeting is
also available on
YouTube.*

Date

**Rick Lyles, Secretary
Ellsworth Planning Board**