

City of Ellsworth
Planning Board Workshop Minutes
Wednesday, April 27, 2022 5:30 PM

Chair John DeLeo, Vice Chair Rick Lyles, Member Molly Friedland, and City Planner Elena Piekut attended.

1. Call to Order

Chair DeLeo called the meeting to order at 5:30 PM.

2. Staff Comments

City Planner Piekut provided a brief overview of: purpose of workshop (work session rather than public hearing), focus on solar development in light of Council's moratorium; materials and resources provided in advance as well as plans to engage consultant for joint workshop with Council.

3. Review and Prioritization of Potential Amendments

- a. Chapter 56 Unified Development Ordinance, Article 3 Zoning Districts and Zoning Map
- b. Chapter 56 Unified Development Ordinance, Article 8 Performance Standards
- c. Chapter 56 Unified Development Ordinance, Article 14 Definitions
- d. Chapter 56 Unified Development Ordinance, remaining Articles as needed
- e. Chapter 28 Subdivision Ordinance

Chair DeLeo led a discussion of some general amendments the Board may wish to consider, including:

- Lowering threshold for major use site plan review from 5,000 square feet of new construction
- Thresholds and standards for traffic studies
- Stormwater standards considering impacts of winter, inspections and maintenance
- Work on improving definitions
- Planning Board's role in amending ordinances, assisting Planner.

Members moved into discussion on potential amendments regarding solar energy systems:

- A template for decommissioning guarantees
- Impact of developments after 20 years, and not imposing decommissioning requirements on any other types of land use
- Conditional Use Permits for solar
- Suitability of sites such as brownfields, clearcuts, old landfills, other marginal lands; rooftops, parking lots
- Relationship to tax assessment
- Relationship to watershed health, timber harvesting


4. Next Steps

Consider Conditional Use Permits; Planner Piekut to share draft ideas; Consider viewsheds, viewshed analysis requirements; Consider altering Drinking Water Zone permitted use, stormwater management standards

5. Adjournment

Adjourned 7:30 pm.

Minutes prepared by: Elena Piekut, City Planner.

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Date Nelson Geel, Secretary