



Ellsworth

Planning

City of Ellsworth
1 City Hall Plaza
Ellsworth, ME 04605

Planning Board Minutes
July 21, 2026

ELLSWORTH PLANNING BOARD SITE VISIT MINUTES

566 Bayside Road

1. **Call to Order 5:30 PM:** Chair John DeLeo called the Site Visit of the Ellsworth Planning Board to order.

a. Board Members:

- John DeLeo (Chair), JD
- Rick Lyles (Vice Chair), RL
- Mike Hangge (Secretary), MH
- Matt Outhier (Alternate), MO
- Marc Babayan (Alternate), MB

b. Staff:

- Brittany Merrill (City Planner), BM
- Robert Grant (Code Enforcement Officer), RG
- Thomas Canavan (Fire Inspector), TC
- Andrew Lutterloh (Deputy Code Enforcement Officer), AL
- Twila Fischer (Economic Development Director), TF
- Tim Pease (City Attorney), TP

c. Others:

- Steve Salsbury (Herrick & Salsbury Inc)
- Rick Newman (Owner)
- Deb Newman (Owner)
- Tabatha White (Counciler), TW
- Steve O'Halloran (Counselor), SO
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2. **Anchor In Campground.** The proposal is to construct a 28-site recreational vehicle campground. The subject property is an approximately 52-acre lot located at 566 Bayside Road (Tax Map 5 Lot 46-1) located in the Rural (R) Zoning District.

Locations – See map for reference:

1. Proposed entrance roadside
2. Intersection of driveway and office driveway
3. Site 28 entrance
4. Site 26 entrance
5. Site 25 entrance
6. Northernmost point of roadway

7. Easternmost point of roadway at intersection
8. Site 19/20 entrance
9. Site 14/15 entrance
10. Site 10 entrance – road intersection
11. Site 9 entrance
12. Site 5 entrance

SS noted the entrance will be 35' wide and the first 100' will be paved at minimum.

RL asked what septic served which location. SS replied

The Board asked general questions about the location and color representation of flags.

RL asked about the existing residential lot sizes. SS replied the typical width was 170-ft, with the exception of one that was closer to 300-ft.

3. Adjournment

- **Motion (6:16 PM):** To adjourn.
- **Moved by:** JD **Seconded by:** MO
- **Result:** Unanimous.
- **Adjourned at 6:15 PM.**

9/2/26

Date



Mike Hangge, Secretary

Agendas and minutes posted on the City of Ellsworth's website: ellsworthmaine.gov

A video transcript of this meeting is also available on YouTube

[illegible]

TULSI GURUNG
26 ALION AVENUE
MAP 5 LOT 4821

AM-TORREY
80 BAYSIDE ROAD
MAP 5 LOT 47

Anchor In Consensus