



Ellsworth

Planning

City of Ellsworth
1 City Hall Plaza
Ellsworth, ME 04605

Planning Board Minutes
9/2/2026

Ellsworth Planning Board Meeting Minutes September 2, 2026

1. Call to Order The regular meeting of the Ellsworth Planning Board was called to order at 5:30 PM by Chair John DeLeo in the Council Chamber at City Hall.

Board Members Present:

- John DeLeo, Chair,
- Rick Lyles, Vice Chair,
- Mike Hangge, Secretary,
- Lisa LaRue, Member,
- Matt Outhier, 1st Alternate (Voting member for the session),,
- Marc Babayan, 2nd Alternate,

Staff Present:

- Brittany Merrill, City Planner,
- Robert Grant, Code Enforcement Officer,
- Thomas Canavan, Life and Safety Officer,
- Andrew Lutterloh, Deputy Code Enforcement Officer,

2. Adoption of Minutes the Board reviewed the minutes from the July 1, 2026 regular meeting, the July 21, 2026 site visit, and the August 5, 2026, regular meeting, no additions or deletions were noted.

- Motion Summary (5:31 PM): Mike Hangge moved to accept the minutes as presented. Second by Lisa LaRue.
- Result: All in favor.

3. Preliminary Plan Review: Boulder Creek Subdivision Applicant/Owner: Little Duck Pond Forest, LLC. Proposal: Create 11 residential lots on a 1662-acre parcel on Nicolin Road (Tax Map 93 Lot 1) in the Rural (R) Zoning District.

Gail Boynton of Boynton and Associates presented the project, noting that the lots would be sold as land with no current plans for building. Key discussion points included:

- Nicolin Road Access: The road is a private way with a public easement. The Board requested that the final plan and individual deeds include explicit notes regarding the road's private status to ensure buyer awareness.
- Fire Protection: The developer will install two 10,000-gallon underground cisterns. The Board clarified that the developer is responsible for the maintenance and upkeep of these tanks along with any repairs needed to fix the road when installing the cisterns.
- Environmental Notifications: The Board required notes on the plan and in deeds regarding the property's location within the Green Lake Watershed and the presence of flood zones.
- Tree Growth: The land is currently in the Tree Growth tax program; the developer was advised regarding potential penalties and back taxes upon subdivision.
- Driveways: Driveway permits must be obtained from the Code Office, with guidance from the highway foreman to ensure proper sight distance and drainage, along with any other applicable permits that future owners will need to obtain.

Public Hearing Opened: 6:10 PM.

- Jim Testa questioned the public/private status of the road and suggested the developer should be required to improve it.
- Cooper Friend expressed concerns about increased traffic and the road's condition, especially after rain and during peak boat launch usage.
- Peter Broburg discussed stormwater issues, road grading, and dust control.
- Joe Lope raised concerns regarding emergency vehicle access and the potential for future resubdivision of the large remaining parcel.
- Tom Ashby inquired about well water capacity for the new lots. Public Hearing Closed: 6:43 PM.
- Motion Summary (6:44 PM): Rick Lyles moved to accept the major subdivision application as complete. Seconded by Mike Hangge.
- Result: All in favor.

4. Final Plan Review: Anchor In Campground Applicant/Owner: Superior Realty, Inc. Proposal: Construct a 28-site recreational vehicle campground at 566 Bayside Road.

Chair DeLeo announced that this item would be tabled due to a moratorium on campground developments approved by the City Council on August 31, 2026.

- Motion Summary (6:49 PM): Lisa LaRue moved to table the application. Seconded by Mike Hangge.
- Result: All in favor.

5. Revision to Approved Major Subdivision Plan: Beechland Terrace IIA Applicant/Owner: Colton Sanborn & Tyler Kennedy. Proposal: Reconfigure lots 5A and 5B at 128 Beechland Road and 67 Grand View Road to accommodate an existing structure and provide a septic easement.

Steve Salisbury explained that the boundary line is being moved back to where it was previously to address setback requirements for a newly constructed house, Lot 5B will have an easement for its septic system on Lot 5A.

Public Hearing Opened: 6:53 PM. No public comments were made. Public Hearing Closed: 6:53 PM.

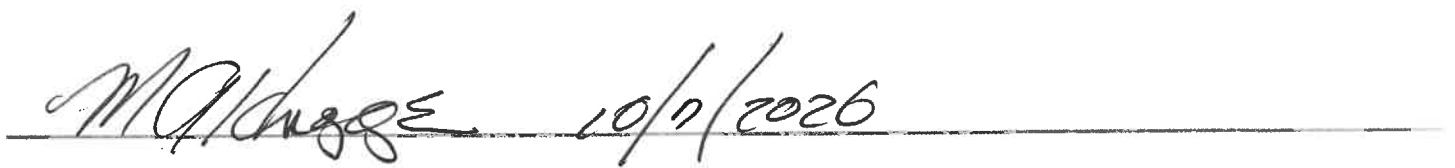
- Motion Summary (6:53 PM): Rick Lyles moved to approve the revision. Second by Lisa LaRue.
- Result: All in favor.

6. Staff Comments

- Joint Workshop: A joint workshop with the City Council and Planning Board is scheduled for October 5, 2026, at 6:00 PM to discuss campground ordinance changes.
- Bylaws Workshop: A Planning Board bylaws workshop is scheduled for September 14, 2026, at 5:30 PM.
- Member Remarks: In response to the presentation by the City Planner to the Council on August 31, 2026, Lisa LaRue expressed that she did not feel slighted by the Council's moratorium action, emphasizing the importance of the Board and Council working together.

7. Adjournment

- Motion Summary (7:01 PM): Mike Hangge moved to adjourn. Second by Lisa LaRue.
- Result: All in favor.

A handwritten signature, likely of Mike Hangge, is written in black ink over a horizontal line. To the right of the signature, the date "10/1/2026" is handwritten.

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