

1. Planning Board Requests / Questions

Site Plans & Drawings

- Add locations of proposed transformers and electrical infrastructure to plans.
- Clarify and label all stormwater flow paths with flow arrows.
- Ensure setback lines are visible and clearly shown on all plan copies.
- Show lighting fixture locations on plans.
- Provide lighting plan details, including light spill/foot-candle contours.
- Clarify location and design of any illuminated entrance sign.

Utilities & Water Supply

- Provide statement/report demonstrating sufficient water capacity for campground demand.
- Demonstrate neighboring wells will not be adversely impacted.
- Clarify final well configuration (discussion referenced two wells rather than one).

Wetlands & Environmental

- Confirm wetland impacts remain below permitting thresholds.
- Clarify wetland disturbance areas at sites 7, 15, 17, and 19.

Stormwater

- Provide long-term stormwater maintenance plan: include inspection and maintenance responsibilities for culverts, treatment beds, media, etc.

Traffic

- Revisit trip generation analysis using campground/RV-specific land-use data where available.
- Provide stronger justification and narrative regarding traffic impacts.
- Consider crash history analysis for Bayside Road near the entrance.
- Expand discussion of sight distance and driveway safety.

Documentation/Completeness

- Submit letter of financial capacity.
- Add professional seal, address, registration information where missing.

Operational Questions Raised by Board

- Clarify expected seasonal vs. transient occupancy patterns.
 - Clarify any future expansion expectations and triggers for future Planning Board review.
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2. Site Visit Requests

- Conduct Planning Board site visit.
 - Evaluate relationship between campground site and Alton Avenue neighborhood.
 - Observe buffering, visibility, topography, wetlands, and impacts to neighboring properties.
 - Observe extent of recent clearing.
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3. Neighborhood Compatibility & Comprehensive Plan Issues

- How is the campground consistent with the 2025 Comprehensive Plan?
 - How does the project preserve rural character?
 - Is a high-density commercial campground compatible with an established residential neighborhood?
 - How is neighborhood character being protected?
 - Why is this location appropriate compared to other campground-suitable locations in Ellsworth?
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4. Density & Land Use Questions

- Has the board evaluated campground impacts versus potential residential development impacts?
 - What planning principles support this density adjacent to a neighborhood?
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5. Buffering, Screening & Visual Impact

Requested Clarifications

- Existing width of buffers between campsites and neighboring homes.
- Condition of existing buffer vegetation.
- Impact of recent clearing on buffering.

Requested Mitigation

- Install additional vegetated buffers.
- Install stronger screening between campground and neighborhood.
- Consider physical barriers/fencing.
- Consider sound barrier/noise wall between campground and residences.

Ordinance Questions

- Demonstrate compliance with natural buffer requirements.

- Demonstrate compliance with inter-campsite vegetative buffering requirements.
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6. Tree Clearing / DEP Concerns

- Extent of recent clearing on the property.
 - Whether clearing occurred in wetlands.
 - Whether clearing exceeded approved limits.
 - Whether required permits were obtained before clearing.
 - Status of DEP investigation.
 - Whether the investigation affects project review.
 - Whether hydrology or prior soil/septic analyses should be updated because of the clearing.
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7. Groundwater & Wells

- Has a hydrogeologic study been completed? What were the conclusions?
 - Was a pump test completed? What were the conclusions?
 - Has groundwater analysis been completed? What were the conclusions?
 - What is peak seasonal water demand?
 - Can the aquifer support both existing homes and campground demand during drought?
 - What protections exist if neighboring wells are negatively impacted?
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8. Wastewater, Septic & Dump Station

Wastewater Capacity

- Resolve apparent discrepancy between septic capacity and estimated wastewater generation.
- Confirm projected daily wastewater flow.
- Confirm whether wastewater estimates include bathhouse, office, shower, laundry facilities, and dump station usage.

Existing Septic System

- What is the current condition of the existing septic system?
- Has the existing system been adequately maintained?
- Has the tank/leach field been inspected?
- What is the remaining useful life of the system?
- Was the property vacant long enough to affect system performance?

Septic Siting

- Proximity of septic systems to wells.
- Vertical separation to groundwater.
- Soil suitability for proposed wastewater disposal.
- Potential impacts on wetlands and nearby water resources.

RV Dump Station

- Will the dump station be available to the public?
 - If so, how much additional traffic and wastewater volume is expected?
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9. Stormwater, Hydrology & Flooding

- Explain how runoff from recent clearing will be managed.
 - Explain treatment of runoff from rear portions of the site.
 - Confirm protection of intermittent streams.
 - Demonstrate neighboring properties will not experience increased flooding.
 - Explain hydrologic impacts of forest removal.
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10. Traffic, Pedestrian Safety & Road Impacts

Traffic Volume

- Updated campground traffic estimate.
- Construction traffic projections.
- Additional traffic generated by public campground amenities.

Road Safety

- Effect on pedestrians using Bayside Road.
- Effect on children, dog walkers, and neighborhood users.
- Suitability of Bayside Road for large RV traffic.
- Need for RV size limitations.
- Whether DOT established maximum allowable vehicle length for driveway.
- Accommodation of large RVs with trailers/towed vehicles.

Navigation Concerns

- How will U-turns and turnarounds into Alton Avenue or surrounding roads be prevented?
 - What wayfinding/signage is proposed?
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11. Noise, Lighting & Quality of Life

Noise

- Enforcement of quiet hours.
- Control of campfires and gatherings.
- Late-night arrivals and associated noise.
- Hours for generator use.
- RV backup alarms and associated noise.
- Dumpster collection times and associated noise.
- Event/activity use of barn gathering area and associated noise.

Lighting

- Campground lighting restrictions.
 - Camper-provided lighting impacts.
 - Placement of power poles and lights.
 - Protection of dark skies and neighboring homes.
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12. Security & Management

- Will there be on-site management?
 - Will management be present 24/7?
 - Who responds to complaints after hours?
 - How will campground rules be enforced?
 - What consequences exist for repeat rule violations?
 - How will pets be controlled?
 - How will trespassing onto neighboring properties be prevented?
 - What security measures exist during the off-season?
 - How will vandalism, unauthorized occupancy, and illegal activity be prevented?
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13. Recreation Area & Amenities

- Define the required recreation area. Playground? Swing sets? Open space? Trails?
 - Describe planned recreation facilities.
 - Are amenities available to the public or campers only?
 - Will amenities increase traffic?
 - Will trails connect to neighboring properties?
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14. Wildlife & Environmental Protection

- Wildlife impact assessment from forest fragmentation.
 - Management of invasive species (e.g., transported firewood).
 - Management of nuisance animals attracted by trash.
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15. Fire & Emergency Preparedness

- Dedicated fire suppression resources (cisterns, ponds, dry hydrants, etc.).
 - Campfire monitoring and enforcement.
 - Wildfire mitigation measures.
 - Emergency shelter plan for severe weather.
 - Emergency evacuation procedures.
 - Capacity impacts on local shelters and emergency services.
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16. Property Value Concerns

- Potential impacts on surrounding property values.
 - Evidence supporting or refuting property value impacts.
 - What is offset of tax revenue from business and loss of value in surrounding homes?
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17. Accessibility

- Identify ADA-compliant campsites.
 - Demonstrate ADA-compliant access to office and facilities.
 - Clarify sidewalks or accessible paths.
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18. Existing Structures

- Confirm which structures remain.
- Confirm which structures will be demolished.
- Confirm house conversion to office/bathhouse.
- Confirm barn use as gathering/event space.
- Do details need to be reviewed by Planning board prior to approval?