TOWN OF HANCOCK

Planning Board

Minutes of 8 May 2019 meeting

Members present: Nick Branca, Katie Colwell, Scott Dyer, Lee Fairbanks, Don Parker, Mark Piper

Others present: Katie Foster from Rudman Winchell, Steve Salsbury, Steve Howell, James L Gray, one unknown person (signature

Call to order at 7:00 PM

Item 1 on the agenda: Public Hearing – Bob Treadwell dba Hancock Heights Mobile Home Park

a. Tax Map 217 Lot 034

b. Applicant proposes to add 5 double wide pad sites in existing mobile home park

c. Site visit completed 3/12/19

d. Application deemed complete 04/10/19

e. Select Board mobile home approval granted 04/17/19

K. Colwell made a motion to designate D. Parker a voting member, seconded by N. Branca. There was no discussion. Motion passed 4 – 0.

There were no comments from people present. K. Colwell made a motion to close the public hearing at 7:03 PM. N. Branca seconded. There was no discussion. Motion passed 4 – 0. The board then proceeded with the FoF. All questions in the FoF were addressed satisfactorily. K. Colwell made a motion that the application was approved, seconded by N. branca. There was no discussion. The motion was approved 5 – 0.

Item 2 on the agenda: Approval of Minutes – 10 April 2019

The minutes had not been available to all members so K. Colwell made a motion to move the approval to the June meeting, N. Branca seconded. There was no discussion. Motion passed 5 – 0.

Item 3 on the agenda: Shall the board reconsider the application of Mr. Patrick Smith dba Luck of the Irish.

a. To be voted on by the four members who voted in the April 10 meeting

b. VOTE – Shall the board reconsider the entire FoF, or only item # 11

c. Tax Map 210 Lot 025

d. Applicant requests appeal and reconsideration of PB decision voted 10 April 2019

i. Subject to the satisfaction of criteria noted in # 11 of FoF.

e. Review feedback from Town Assessing Officer

Opinions re # 11 of FoF all agreed that the requirement has been met. These opinions were required by the Select Board. Town legal adviser stated that only the four people who voted in the April meeting can vote on whether to reconsider the application. However, all board members may participate in the discussion. A question was raised as to whether we could proceed with the vote because all 4 members who voted in April were not present. It was ruled that because 3 of those members were present and 3 is a quorum the vote could proceed. A call for the vote to reconsider was made, and the result was one yes and two no. The board will not reconsider the application. K. Colwell noted that the remainder of Item 3 is irrelevant so we will move on the item 4.

Item 4 on the agenda: Site Plan Review – Steve Salsbury representing PCJ LLC

a. 3rd look at application package received 01/15/2019

b. Applicant proposes to amend the gravel extraction permit he has and shift the

location of the existing permitted 10 acre site boundary to the north

c. Review MMA legal response to questions on variance

The discussion revolved around whether the variance from a 2008 application continues to apply on the present application. The applicant’s lawyer argued yes, the board’s position was no. After some additional discussion it was decided that the applicant would provide his arguments in writing to the board and the board would seek advice from the Select board.

Because a representative for the Hancock Historical Society was not present at this time a motion by K. Colwell to reverse items 5 and 6 on the agenda was made. N. Branca seconded. There was no discussion. The motion passed 5 – 0.

Item 5 on the agenda: Site Plan Review – Kiser/Kiser Subdivision Application

a. Preliminary meeting

The board noted that many items were missing from the application. The applicant is proposing a cluster development. That is, 30 one acre lots along a single road. The same area was previously proposed for development but with 15 two acre lots. The board asked why the applicant changed the proposed development. Items noted that need to be provided included but are not limited to the following: copy of the deed, list of abutters, a much more detailed site plan that includes lot size, acreage, location of wetland (map), indication as to where septic systems could be located in each lot, road size, soil tests, trash collection, fire prevention, road entrance permit, etc. The application will be moved to the agenda of the July meeting.

D. Parker resigned right to vote so that he can present the application for the Hancock Historical Society. K. Colwell made a motion to make S. Dyer a voting member. N. Branca seconded. There was no discussion. The motion passed 4 – 0.

Item 6 on the agenda: Site Plan Review – Hancock Historical Society

a. 1st look at application package received 04/10/2019

This is a minor site plan review. The proposed use is permitted, and the land is zoned commercial. The board went through the site plan review checklist. All items were satisfactorily addressed with the following exceptions: we need a copy of the lease, we need a letter from D. Baker (CEO) stating that the septic and well are adequate for the proposal, we need the parking spaces shown (9 feet wide) on the site map, and we need a sketch of the sign and a sign permit. K. Colwell made a motion that if the materials note above (except the lease copy) were furnished by 20 May we would advertise the public hearing for the 12 June meeting. N. Branca seconded the motion. There was no discussion. The motion passed 5 – 0. A copy of the lease will be made a requirement for final approval of the application.

Item 7 on the agenda: CEO report

D. Baker noted that S. Scherbel paid the assessed fine for building her dock without a town permit. He located two construction projects proceeding without permits He issued stop orders and assessed fines. He noted that the owner of the property at the corner of Ferry and Jellison Cove roads will need help to clean up her lot.

Adjourn at 8:55 PM.