

TOWN OF HANCOCK
Planning Board
Minutes of 10 February 2021 Meeting

Members present: Fred Ashmore, Antonio Blasi, Nick Branca, Katie Colwell, Scott Dyer, Lee Fairbanks, Don Parker (three via Zoom)

Others present: Beth Smith, Sean Theis, Robert Cleaves, David Soley, Tom Benson, Allen & Chris Stanley, Andrew & Ashley Smith

Call to Order 6:33 PM

Item 1 on the agenda: Approval of Minutes

a. 13 January 2021

A. Blasi made a motion to approve the minutes as written, N. Branca seconded. The motion passed 5 – 0.

K. Colwell made a motion to make D. Parker a voting member after A. Blasi leaves at 7 PM. N. Branca seconded. No discussion, motion passed 5 – 0.

Item 2 on the agenda: Tide Run Subdivision – Stanley/Smith

a. Official sign off on change in property lines as agreed upon by property owners

K. Colwell made a motion to sign off on the amended site plan, N. Branca seconded. In 2005 the Planning Board approved the application based upon information given at that time. A house was built based upon that same information. A more recent survey revealed that the house was partly sited on another lot. The owners agreed on a new property line, transferring a small amount of property, so that the house is now entirely in one lot. The motion passed 5 – 0. K. Colwell made a motion to allow S. Dyer to sign for F. Ashmore who is attending via Zoom. Motion passed 5 – 0.

Item 3 on the agenda: Site Plan Review – BD Solar Hancock LLC

a. Application received 12/09/2020

b. Site Plan Review fee paid _____ chk 126 \$5000.00

c. Tax Map 218 Lot 39

d. Zoned Industrial with AP overlay. Partial residential zoning

e. Review follow up materials provided 02/01/2021

A few issues still need to be addressed. The demolition bond must list the Town as the beneficiary. The Select Board will vote on the bond at its next meeting.--- A. Blasi leaves.--- We need a copy of the easement (for power lines) from two abutting property owner. We need a copy of the DEP permit re Upland Sandpipers. The applicant has some scheduling issues so K. Colwell made a motion to schedule a Public Hearing with the FOF contingent upon addressing the above issues. F. Ashmore seconded. Motion passed 5 – 0. The Public Hearing was scheduled for Monday 22 February 2021 at 6:30 PM. K. Colwell made a motion to review the application

for subdivision approval and make it part of the FOF, N. Branca seconded. The motion passed 5 – 0.

Item 4 on the agenda: Site Plan Review – Martin Family Tree Houses

This application is on hold until the March meeting.

Item 5 on the agenda: CEO Report

K. Colwell made a motion to strike this item from the agenda. N. Branca seconded. CEO not present. Motion passed 5 – 0.

K. Colwell made a motion to adjourn at 7:20 PM, F. Ashmore seconded. Motion passed 5 – 0.

LF