

TOWN OF HANCOCK

Planning Board

Minutes of Public Hearing 2 March 2021

Members present: Antonio Blasi, Nick Branca, Katie Colwell, Scott Dyer, Lee Fairbanks, Don Parker

Others present: Sean Theis, Robert Cleaves

1. Public Hearing – BD Solar Hancock LLC
 - a. Application received 12/09/2020
 - b. Site Plan review fee paid 02/2021 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 03/01/2021
 - f. Advertised 02/25/2021 Ellsworth American

The Public Hearing was opened at 6:30 PM. No members of the public were present. K. Colwell made a motion to close the hearing, seconded by N. Branca. The motion passed 4 – 0.

K. Colwell made a motion to make S. Dyer a voting member, seconded by N. Branca. The motion passed 4 – 0.

FOF Site Plan Review Solar

We have the DEP permit in draft form

Still need copies of the easement document

Still need a copy of the demolition bond, the Select Board will approve it when it arrives.

The board then went through the FOF requirements. All 17 requirements were deemed met by votes of 5 – 0. K. Colwell made a motion to approve the application with following conditions: within 14 days the applicant must provide (1) the letter of credit for the demolition bond with the Town as the beneficiary and with the 5 year renewals, (2) copies of the easements for the power lines, and (3) copy of the land lease. N. Branca seconded and the motion passed 5 – 0.

FOF Subdivision Review

This review is required because this project involves three different lots and thus is classed as a subdivision.

The Board went through the 21 questions in the review and all were answered satisfactorily. All questions passed by votes of 5 – 0. K. Colwell made a motion to approve the Subdivision Review Application with two conditions: (1) no permanent buildings or dwellings may be erected without prior approval of the Planning Board and (2) the applicant will meet all of the conditions outlined in the Site Plan Review FOF. The motion was seconded by N. Branca. The motion passed 5 – 0.

LF