qqq TOWN OF HANCOCK

Planning Board

Minutes of 12 June 2019 meeting

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

Others psesent: Alan Fray, Ed Bearor, Stephen Salsbury, Anne Pomroy, Charles Fox Clemons, Bob Foss, Jean Foss, Patrick Smith, Robin Smith, Jenn Gibson, Dylan Gibson, Noel Musson, Sally Madore, Rudy Bagley, Ida Bagley, Myrna Coffin, Jean Cusick, Herb Hodgkins, Robert A ?

Call to order at 7:00 PM

Item 1 on the agenda: Public Hearing – Hancock Historical Society

a. Tax Map 210; Lot 024

b. Applicant proposes to expand the existing building for the purposes of adding an

office and museum.

c. Application deemed complete 05/08/19

d. Complete FoF

There were no public comments. K Colwell made a motion to close the hearing at 7:04 PM, A. Blasi seconded. There was no discussion. Motion passed 5 – 0. The board then proceeded with the FoF. All 14 questions in the FoF were satisfactorily addressed, each question passed unanimously. K. Colwell made a motion to approve the application on the condition that a copy of a signed lease be provided within one week. M. Piper seconded the motion. There was no discussion. The motion passed 5 – 0.

K. Colwell made a motion to readdress the Luck of the Irish application, A. Blasi seconded. In the discussion, it was noted that not all members who voted on the FoF for this application in the April meeting were present to vote to reconsider the application in the May meeting. We have all five members present to vote to readdress. The motion passed 4 - 0 - 1 . K. Colwell then made a motion to redo the FoF for Luck of the Irish as Item 2 on the agenda. A. Blasi seconded. There was no discussion. The motion passed 4 – 0 – 1.

Item 2 on the agenda: FoF for Luck of the Irish dated 12 June 2019.

Each question in the FoF was satisfactorily addressed based upon a vote of 4 – 0 - 1. K. Colwell made a motion to approve the application with the stipulation that periodic inspections be made to ensure the applicant is operating as required. The motion was seconded by A. Blasi. There was no discussion, the motion passed 4 – 0 – 1.

Item 3 on the agenda: Approval of minutes – 10 April 2019 and 08 May 2019.

A. Blasi made a motion to approve the April minutes. The motion was seconded by K. Colwell. There was no discussion, the motion passed 5 – 0. K. Colwell made a motion to approve the May minutes. M. Piper seconded. There was no discussion, the motion passed 5 – 0.

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

a. 4th look at application package

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 applicant’s legal response to questions on variance

P. Jordan (for PCJ LLC) noted that the problem that lead to the first variance i.e. steep slopes still exists. We want to use the variance again one more time. Future mining will not require the variance. The board tends to agree to the need for the variance. However, the narrative in the application needs to reflect the changes in the maps from January to April re acreage open and reclaimed. In order to better understand the need for the variance K. Colwell made a motion to make a site visit at 5:00 PM 26 June 2019. N. Branca seconded. The only discussion concerned where to meet. The decision was made to meet at the beginning of McDevitt Road. The motion was passed 5 – 0.

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

a. 2nd look at application package

b. Review changes to lot number/size. No material provided to date

c. Discuss applicant’s request to change meeting dates / schedule special meetings so

applicant can attend.

The applicant was not present, nor was a representative. The board will not process an application without representation by/for the applicant. K. Colwell made a motion to deny special meetings. N. Branca seconded. There was no discussion, the motion passed 5 – 0. K. Colwell then made a motion that a representative must attend the meeting in order for the application to be processed. N. Branca seconded. There was no discussion, the motion was passed 5 – 0.

Item 6 on the agenda: Site Plan Review – Gibson White Birches

a. Preliminary meeting

Noel Musson did the presentation for White Birches .He stated that the purpose of the application is to reopen the restaurant and 9 hole golf course. He also stated that there would be no structural changes to any buildings or other parts of the property, and that the motel, although it has the same owner, is operated separately. The board then ran through the site plan checklist. The following items were noted. The application fee needs to be paid. A motion was made by A. Blasi and seconded by N. Branca that the application was a minor site plan review. The motion passed 5 – 0. Three additional names need to be added to the list of nearby property owners. Need CEO approval of septic info. Need to note water connections for Tony Murray and the hotel. Need location of and schedule for emptying the dumpster. Need designation of an entrance and exit for parking lot. K. Colwell made a motion that the ground water impact analysis was not needed. The motion was seconded by N. Branca. The motion passed 5 – 0.

Item 7 on the agenda: Proposed ECO addition – submitted by A. Blasi.

a. ECO Section 5C.11.G

b. Within the Shoreland Residential and Shoreland Development Zones, no public or

private dock, float, pier, wharf, tendering or berthing facility, or passenger facility shall

be used to embark, board, disembark, unload, disgorge, or otherwise facilitate the transfer of more than fifty (50) passengers per ship. This Section applies to all ships, boats, vessels, or watercraft carrying passengers for hire with overnight accommodations for fifty (50) or more passengers.

A. Blasi stated that he sees this amendment as the town’s response to a letter or petition to the Planning Board, in September 2017, to draft a harbor ordinance. A. Blasi made a motion that the board hold a public hearing for the proposed ECO amendment. L. Fairbanks seconded the motion. In the discussion it was noted that some of the terms used in the proposal would need to be defined. A. Blasi made a motion to add the definitions of ; tendering or berthing facility and passenger facility, and that these definitions be inserted into Section 12B Definitions of words of the ECO. This is an amendment to the first motion . K. Colwell seconded. Motion passed 5 – 0. The first motion was then passed 3 – 2 . N. Branca made a motion to schedule the public hearing for 14 August at 7:00 PM. M. Piper seconded. The motion passed 5 – 0.

Item 8 on the agenda: Elect Chair and Secretary – Effective July 2019

N. Branca made a motion to hold the elections tonight. A. Blasi seconded. The motion passed 5 – 0. N. Branca made a motion to elect K. Colwell chair of the planning board, L. Fairbanks seconded. The motion passed 5 – 0. K. Colwell made a motion to elect L. Fairbanks secretary, N. Branca seconded. The motion passed 5 – 0. A. Blasi then made a motion to move the planning board meeting time to 6:30 PM beginning in July 2019. K. Colwell seconded. This move would match the new starting time of the Select Board. Motion passed 5 \_ 0.

Item 9 on the agenda: CEO Report

D. Baker reported that he still working to get people to clean up their property.

Adjourn at 9:45 PM

LF