TOWN OF HANCOCK

Planning Board

Minutes of 28 February 2019 meeting

Call to Order at 7:00 PM

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

Don Parker, Mark Piper

Others present: Anthony Murray, Nicole Murray, Steve Salsbury, Bob Treadwell

Item 1 on the agenda: Public Hearing – ECO Amendments

a. Section 4 H – Schedule of Uses

b. Proposed amendment to enable the 4 cannabis uses of Cultivation, Retail,

Production, and Testing in certain zones with certain restrictions using the

various permitting requirements C, P, and N.

There were no members of the public present to comment on this item. A. Blasi noted which regulations are to be changed and what the specific amendments proposed are. A copy of the proposed amendments can be obtained at the town office. Any application to utilize Cannabis would be reviewed by the Planning Board. The public hearing was closed at 7:07 PM. N. Branca made a motion to accept the proposed amendments as written and to send the proposed amendments to the select board to be put on the town warrant for the May town meeting. A. Blasi seconded. During discussion it was noted that the State has changed the regulations relative to marijuana. A town must “opt in” in order to be a town in which marijuana is to be regulated in some fashion. If a town does not “opt in” then marijuana is not allowed. It was also noted that Cannabis sativa is a plant which has several varieties. One variety is marijuana, another variety is hemp. The use of the term cannabis implies the proposed amendments would apply to both marijuana and hemp. The motion passed 3 – 2.

Item 2 on the agenda: Public hearing – Patrick Smith dba Luck of the Irish

a. Tax Map 210; Lot 025

b. Application deemed complete 01/09/2019

c. Fee paid.

The applicant was not present, therefore K. Colwell made a motion to move this Public Hearing to the April meeting. N. Branca seconded, the motion passed 5 – 0.

Item 3 on the agenda: Approval of Minutes – 09 January 2019

K. Colwell made a motion to approve the minutes as written, N. Branca seconded. There was no discussion. The motion passed 5 – 0.

Item 4 on the agenda: Site Plan Review – Tony Murray dba Fairway Auto

a. 3rd look at application package

b. Review proposed changes

i. Land ownership – 1 acre

ii. Garage on site

All outstanding deficiencies were satisfied for the site plan review. K. Colwell made a motion to declare the application complete as of 28 February 2019, pending copy of the deed and a copy of the building permit for the garage. N. Branca seconded. The motion passed 5 – 0. K . Colwell made a motion to schedule the public hearing for this application at 7:00 PM at our next meeting 13 March 2019. N. Branca seconded. The motion passed 5 – 0.

Item 5 on the agenda: Site Plan Review – Steve Salsbury representing Bob Treadwell dba Hancock Heights Mobile Home Park.

a. 1st look at application package received 01/15/2019

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

park.

Applicant will be selling 5 lots for doublewide modular one bedroom homes and a garage for each. Pads would be provided. The board ran through the checklist to provide info to the applicant as to what was still needed. K. Colwell made a motion to require topo lines be at 2 foot intervals. N. Branca seconded. Motion passed 5 – 0.Need to talk to Cris re firetruck turnaround and available water. Need to revise application to list 5 buildings and 5 garages, i.e. 10 buildings. Need dimensions of lot involved and square footage. Need a name for the road to the development. K. Colwell made a motion to make a site visit on Tuesday 12 March 2019 at 5 PM. A. Blasi seconded. Motion passed 5 – 0.

Item 6 on the agenda: Site Plan Review – Steve Salsbury representing Randy Sinclair dba\_\_\_\_\_

a. 1st look at application package received 01/15/2019

b. Applicant proposed a 3-lot subdivision on Poplar Lane

This a minor subdivision. Each lot will be approximately 2 acres on Poplar Lane. The site is zoned rural undeveloped. The board reviewed the subdivision checklist. Need to renumber lots to 11, 12, 13. Septic sites are indicated. There is no defined drainage direction. All wetland is delineated, but need square footage of wetland and dry land for each lot. There is a temporary turnaround site at the end of Poplar Lane in lot 13. Two 10,000 gal. water tanks located just outside of the proposed development from the previous development. K. Colwell made a motion for a site visit on 12 March 2019 at 4:30 PM. A. Blasi seconded. Motion passed 5 – 0.

Item 7 on the agenda: Site Plan Review – Steve Salsbury representing RF Jorden & Sons,

Inc.

a. 1st 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 boundary to the north.

The board went quickly through the site plan checklist. The applicant has had 3 new wells put in to monitor ground water levels. These are in addition to an old well. Water level data will be provided at the next meeting. Access roads to the site are gated and are locked at night. Questions arose regarding whether the conditions of the previous permit have been met. The previous permit required that 5 acres must be reclaimed before an additional 5 acres may be extracted. The new site plan indicates that only 3.87 acres will be reclaimed. Further, the proposed storage/laydown area of 6.37 acres is opened acreage, and this combined with the new acreage of 8.92 acres exceeds the acreage allowed to be open for extraction at any given time. After additional discussion the application was tabled until the April meeting.

Item 8 on the agenda: CEO Report

Don briefly discussed the situation re the Scherbel dock. He stated the she did get a town permit for a permanent dock. So, should we go for the fine? The consensus was to go after the fine.

Meeting adjourned at 9:10 PM.

LF