TOWN OF HANCOCK

Planning Board

Minutes of the 10 July 2019 meeting

Members Preset: Antonio Blasi, Katie Colwell, Lee Fairbanks, Don Parker

Others present: Katie Foster, Steve Salsbury, Dan Pileggi, Jim Kieser, Jenn Gibson, Donald Gibson, Noel Musson, one unknown

Call to Order at 6:35 PM (note new starting time)

Item 1 on the agenda: Approval of minutes – 12 June 2019 and 26 June 2019 Site Visit.

A. Blasi made a motion to approve the 12 June minutes. Motion seconded by K. Colwell. There was no discussion. The motion was approved 3 – 0. K. Colwell made a motion to approve 26 June Site Visit minutes. Motion seconded by L. Fairbanks. There was no discussion. The motion passed 3 – 0.

Item 2 on the agenda: Site Plan Review – Steve Salsbry representing PCJ LLC

a. 5th 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 applicants legal response to questions on variance.

D. Pileggi, legal adviser for the board, noted a variance is always strictly interpreted. Thus the old variance can not be used again. Need a “after the fact” permit for the 5 acres being used for reclamation i.e. use new material to reclaim old mined area. So, applicant can amend the current application to accomplish that, then apply for a variance for new extraction, and then apply for a new permit.

Item 3 on the agenda: Site Plan Review – Kiser/Kiser Subdivision Application

a. 2nd look at application package

b. Review changes to lot numbers/size

J. Kiser said the name of the subdivision is Sun Rise Ridge. The board noted several items that need to be corrected or listed. Applicant will need to use a lot for open space or request a waiver. Need to get the wetland areas shown on the site map. There will be no sidewalks, waste removal will be via the home owner association using a private hauler. Power will be brought in via overhead lines. Each lot will have its own well and septic. Need to show proposed septic and well sites on the site map. Need to contact the Select Board for road name approval. Application must note that lots 1 and 13 may not have direct access to Washington Junction Road. Need statement from well driller as to water availability. Need copies of covenants, easements, and bylaws. Need to adjust lot 6 lot line to get 100 foot frontage. Need copy of the harvesting permit. The cul-de-sac diameter needs to be increased. Need a town permit for road entrance. Need stakes at lot corners along road.

At this time K. Colwell made a motion to make D. Parker a voting member. Seconded by A. Blasi. There was no discussion. The motion passed 3 – 0.

K. Colwell made a motion to schedule a site visit for Sun Rise Ridge. D. Parker seconded. Discussion resulted in a 30 July site visit at 4 PM. The motion passed 4 – 0.

Item 4 on the agenda: Site Plan Review – Gibson White Birches

a. 2nd look at application package

b. Letter regarding parking lot availability

Need a letter from CEO re a septic inspection. Need a schedule for emptying the dumpster. K. Colwell made a motion to use the 2013 sign permit. A. Blasi seconded. There was no discussion, the motion passed 4 – 0. Still need the building elevation. Need to put the dimensions of the parking lot entrances on the site plan. Need to put the fact that loading/unloading will be in the parking lot at the front door in the narrative. Need to add Ellsworth and Lamoine on the abutters list. K. Colwell made a motion to hold the public hearing on 14 August at 6:45 PM providing needed items are provided by 30 July. D. Parker seconded. There was no discussion, the motion passed 4 – 0.

Item 5 on the agenda: Proposed ECO Amendments

a. Section 11.g

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

private dock, float, 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, or watercraft carrying passengers for hire with overnight accommodations for fifty (50) or more passengers.

c. Review definitions as provided by AB

Definitions provided by A. Blasi.

TENDERING: transporting between an anchored vessel and shore

BERTHING FACILITY: a structure to which a vessel may tie up

PASSENGER FACILITY: a structure whose purpose is to accommodate travelers in route.

These definitions would be inserted in alphabetical order in ECO Section 12. K. Colwell made a motion to add this material to the material being approved in the Public Hearing. Seconded by A. Blasi. There was no discussion, the motion passed 4 – 0.

Item 6 on the agenda: CEO Report

D. Baker has been working to get property owners to clean up the land in addition to monitoring various permit use.

Motion to adjourn at 9:05 PM made by K. Colwell, seconded by A. Blasi. Motion passed 4 – 0.

LF