TOWN OF HANCOCK

Planning Board

Minutes of 13 March meeting

Call to Order at 7:04 PM

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

Piper

Others present: Steve Salsbury, Nicole Murray, Anthony Murray, Patrick Smith, Alan Gray

Item 1 on the agenda: Public Hearing – Tony Murray dba Fairway Auto

a. Tax Map 217 Lot 32

b. Applicant plans to open used car dealership at the corner of Rte. 1 and Thorsen Rd.

There were no public or board member comments therefore K. Colwell made a motion to close the public hearing. A. Blasi seconded. There was no discussion, the motion passed 5 – 0. K. Colwell made a motion to proceed with the Findings of Fact. A. Blasi seconded. There was no discussion, the motion passed 5 – 0. The board then considered each item of the Findings of Fact. Each item was considered complete and each was approved by a 5 – 0 vote. K. Colwell then made a motion to grant a variance to the rear property setback to 10 feet. N. Branca seconded. The motion passed 5 – 0. K. Colwell made a motion to approve this application with three conditions: (1) copy of the building permit (2) a copy of the lot title and (3) a copy of the plumbing permit. It was seconded by N. Branca. The motion passed 5 – 0.

Item 2 on the agenda: Approval of Minutes – 28 February 2019

a. Approval Minutes – Site Visit Cedar Grove Subdivision

b. Approval Minutes – Site Visit Hancock Heights

All three sets of minutes were approved, as corrected, in motions made by A. Blasi and seconded by N. Branca. All three votes were 5 – 0.

Item 3 on the agenda: Site Plan Review – Steve Salsbury representing Bob Treadwell dba Hancock Heights

a. 2nd look at application package received 01/15/2019

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

The board went through the site plan checklist. The following information was discussed. This a major subdivision in a mobile home zone with an aquafer protection overlay. The home owners will have a ground lease for the area of the house and garage. All 5 units will be on a one acre lot. There will be two parking spots for each unit in addition to a possible garage. All utilities will be underground. A light pole needs to be shown near unit 115. Water will come from an existing well. Homes will connect to an existing septic system. A nearby wooded area of approximately nine acres is the open space. The road to the units is named Pine Cone Lane. The land owner is responsible for all care of the roads. We need a copy of the ground lease agreement and any covenants. We need the names of surrounding property owners In addition, we need a note stating that a walkway to unit 118 will be provided. K. Colwell made a motion to do the final run through, pending items noted above, at the April 10 meeting and then send it to the Select Board for their 17 April agenda. N. Branca seconded. Motion passed 5 – 0.

Item 4 on the agenda: Site Plan Review – Steve Salsbury representing Randy Sinclair dba Cedar Grove Subdivision

a. 2nd look at application package received 01/15/2019

b. Applicant proposes a 3 – lot subdivision on Poplar Lane

The board went through the site plan checklist. This is phase 3 and is a minor subdivision. The area is zoned rural undeveloped. Each lot will have pins at each corner. We need new lot numbers (begin with 11 instead of 1). A 2.5 acre common lot is adequate given easy access by all three lots. Lot owners will determine well location. All existing wells are more than 100 feet away. A dumpster is not needed for this addition, however, this phase will abide by the previous phase dumpster rules. We need a note stating that the road is private and will remain private. The road right-of-way is 50 feet, power poles will be sited within the right-of-way. Reserve septic areas are shown for each lot. The wetland shown on the site map is forested wetland, therefore no setback is required. K. Colwell made a motion that the application is complete pending the revised site plan. The motion was seconded by N. Branca. The motion passed 5 – 0. K. Colwell then made a motion to schedule the public hearing for this application at the 10 April meeting. N. Branca seconded the motion. The motion passed 5 – 0.

Item 5 on the agenda: Site Plan Review – Hancock Historical Society

a. Preliminary meeting

Don Parker gave a presentation re the proposal to build a new Historical Society building connected to the existing Hancock Womens Club building. There were several items that needed to be addressed. The site plan needs to show walkways, septic lines, and building dimensions including building elevations. The board would also like a copy of the fee receipt and the ground lease for the land involved. It was decided that we needed a revised site plan and building plan before continuing with the review.

Item 6 on the agenda: CEO Report

D. Baker noted that he met with Ms. Scherbel to notify her that she owes the Town of Hancock a fine of $150 for failure to get a permit for her dock.

A. Blasi remined the members of the board that we still have not heard back from the Select Board re cruise ships landing passengers in Hancock. It was decided to move this topic to the June meeting.

Adjourn at 9:55 PM

LF