TOWN OF HANCOCK

Planning Board

Minutes of the 13 November 2019 meeting

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

Others present: Steven Athenton Jr., Rebecca Johnson

Call to order at 6:33 PM

K. Colwell made a motion to make S. Dyer a voting member, A. Blasi seconded. No discussion, the motion passed 4 – 0.

Item 1 on the agenda: Approval of Minutes – 09 October 2019

K. Colwell made a motion to approve the minutes as written, N. Branca seconded. It was pointed out that the wrong date was entered for the minutes. This was corrected and the minutes were approved as amended 4 – 0 – 1.

Item 2 on the agenda: Approval of Minutes – Kiser/Kiser Subdivision Site Visit

A. Blasi made a motion to approve the minutes as written, seconded by N. Branca. During the discussion those members who were present for the site visit expressed dissatisfaction with the conditions of the site and our ability to make a satisfactory evaluation of the site. The motion passed 3 – 0 – 2. K. Colwell then made a motion to schedule a new site visit at a time when the road as indicated on the site plan is complete and lot stakes are properly set, seconded by A. Blasi. There was no discussion, the motion passed 5 – 0.

Item 3 on the agenda: Site Plan Review- Rebecca Johnson

a. 2nd look at application materials

b. 362 Franklin Rd

c. Tax Map 230 lot 009

d. Zone – commercial

e. Applicant plans to build and operate storage units

The applicant needs to supply a copy of the DOT entrance permit, needs a sign permit, and needs to give the board a copy of the complete site plan. K. Colwell made a motion that the application is complete, seconded by A. Blasi. No discussion, motion passed 5 – 0. K. Colwell then made a motion to schedule the public hearing for the 11 December meeting at 6:30 PM. N. Branca seconded, no discussion, motion passed 5 – 0.

Item 4 on the agenda: Site Plan Review – Kiser/Kiser Subdivision Application

a. 4th look at application package

b. Review materials provided after 09 October 2019 site visit

c. Discuss site visit

The board examined new data provided, many items the board wanted were provided. However, the board still needs a new site plan showing a 35 foot radius for the road cul-de-sac, and that all lots have at least 100 feet of frontage on the road. The board still needs to vote on the waiver of the two entrance requirement. The board needs a copy of the HOA document including all covenants deed restrictions, easements, and home owner bylaws. The board also needs clarity on the DOT entrance permit i. e. is the permit for the logging road and does it transfer to the subdivision road?

The site visit discussion was addressed in Item 2.

Adjourn: K. Colwell made a motion to adjourn at 7:42, seconded by A. Blasi. No discussion, motion passed 5 – 0.

LF