TOWN OF HANCOCK

Planning Board

Minutes of 14 August 2019 meeting

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

Parker

Others present: Priscella Hutton, John Romano, Steve Weber, G. Wilson Thomas II, Renata Moise, Ellen O’Mera, Barbara McClure, Patticia O’Donnell, Donald Gibson, Jenn Gibson, Bob Zerrien, Ken Emerson, Sally Steinhardt, David Turkheimer, Stephen Salsbury, Steve Crabtree, Katie Foster, Alan Gray

Call to order at 6:35 PM

A motion was made by K. Colwell to make D. Parker a voting member for the ECO amendment. A. Blasi seconded. There was no discussion, motion passed 4 – 0.

Item 1 on the agenda: Public Hearing – ECO Amendments

a. Section 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) of more passengers.

c. Includes definitions as provided by AB

At the beginning of the Public Hearing A. Blasi noted that a copy of the proposed amendment and the definitions are posted on the wall above the water cooler. Based upon comments from the public during the public hearing the Planning board decided to move the words “for hire” to follow the word “watercraft” in the proposed amendment. A. Blasi made a motion to remove the words “carrying passengers” from the proposed amendment. L. Fairbanks seconded the motion, the motion passed 5 – 0. There were no other comments. The public hearing was ended at 6:40 PM. A. Blasi made a motion to send the amendment as revised and passed by the PB to the Select Board for inclusion in the warrant for the next town meeting. K. Colwell seconded. During the discussion, one board member stated that he was not in favor of any new amendments to the ECO. The motion passed 3 – 1 with one abstaining.

Item 2 on the agenda: Public Hearing – Gibson dba White Birches

a. Application deemed complete 10 July 2019, pending receipt of CEO septic approval

letter.

i. Final application items received 30 July 2019

ii. CEO septic approval received 24 July 2019

b. Tax Map 217 Lot 009

c. Commercial Zone 20 Thorsen Rd.

d. Site Plan Review Fee paid 06/13/19

e. Complete FOF

The public hearing began at 6:43 PM. The applicant stated that the goal was to reopen White Birches as it used to be. There were no public comments. K. Colwell made a motion to close the public hearing, A. Blasi seconded. The motion passed 5 – 0. The public hearing was closed at 6:50 PM.

K. Colwell made a motion to make S. Dyer the voting member and remove D. Parker. A. Blasi seconded. The motion passed 4 – 0.

The board then proceeded to conduct the FOF. All questions were satisfactorily answered. K. Colwell made a motion to approve the application pending receipt of final site plan. L. Fairbanks seconded. The board approved the application 5 – 0.

Item 3 on the agenda: Approval of Minutes – 10 July 2019

K. Colwell made a motion to approve the minutes as written. A. Blasi seconded. The motion passed 5 – 0.

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

a. Amended application package for retro approval of 5 acres

b. Site visit completed during prior phase review

c. Applicant proposes to amend the gravel extraction permit he has and shift the

location of the existing 10 acre site boundary to the north

K. Colwell made a motion to allow fees already paid to apply to retro approval. N, Branca seconded. Motion passed 5 – 0. The This application is only for approval of the 5 acres. K. Colwell made a motion to deny the application for a variance. A. Blasi seconded. In the discussion it was noted that the PB does not grant variances, that is a function of the Apeals Board. Motion passed 5 – 0. The board then went through the items in the checklist for the expansion of existing operations. All questions were satisfactorily answered. K. Colwell made a motion to bring the 5 acre retro application to a public hearing on 11 September at 6:30 PM. N. Branca seconded. Motion passed 4 – 0 with one abstaining.

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

a. 3rd look at application package

b. Review changes to lot numbers/size

c. Reschedule site visit

Applicant asked for a waiver on the open space requirement. A motion was made to deny the waiver. Motion failed, no second. A motion was made to grant the waiver. Motion failed, no second. N. Branca made a motion to reduce open space requirement to 6% or 2 acres minimum. K. Colwell seconded. Motion passed 4 – 1. A review of the checklist indicated several items that need to be addressed: (1) need new site plan showing location of 2 acre open space plus easements; (2) need proposed well sites shown on site plan; (3) need dumpster location shown on site plan or note re private pick up to the lots; (4) need Chris Holmes OK on CDS radius; (5) discuss with Chris Holmes 2 access points requirement; (6) note that water for fires is in a pond (approximately 120,000 gals) near beginning of development, the pond was put in for long term storm water control/maintenance per state requirements; (7) need deed restrictions and easement requirements; (8) need homeowner’s covenants included in deeds; (9) need R. Bagley’s OK for road name in writing. K. Colwell made a motion to schedule a site visit for 26 August at 5 PM. N. Branca seconded. Motion passed 5 – 0.

Item 6 on the agenda: Site Plan Review – Hancock Historical Society

a. Revised application package per new parcel/ building plan

K. Colwell made a motion to carry forward the fees to the new application. A. Blasi seconded. Motion passed 5 – 0. K. Colwell made a motion to forgive the sign setback requirements as long as safety considerations are not affected.. A. Blasi seconded. Motion passed 5 – 0.The sign will be on a private road therefore the setback standards don’t apply. Motion passed 5 – 0. The applicant stated that they are obtaining additional land and no longer plan to connect to the Women’s Club building. The applicant noted that they intend to use a septic tank instead of a septic field. The tank will be pumped once a year. A new well will be drilled. A new application and site plan will be submitted at the next meeting.

Item 7 on the agenda: CEO Report

Busy month, several inspections, several letters of violation, some clean ups have been completed.

Motion to adjourn at 8:50 PM by L. Fairbanks, seconded by A. Blasi. Motion passed 5 – 0

LF