TOWN OF HANCOCK

PLANNING BOARD

Minutes of 9 January 2019

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

Piper

Others present: Anthony Murray, Nicole Murray, Patrick Smith, James L. Gray

Meeting called to order at 7:00 PM

Item 1 on the agenda – Approval of Minutes – 12 December 2018

A motion to approve as written was made by A. Blasi and seconded by N. Branca. The motion passed 5 – 0.

Item 2 on the agenda: Site Plan Review—Luck of the Irish

a. 3rd look at application package

i. Additional materials requested 11/14/18 and 12/12/18

ii. Septic “inspection” memo provided by applicant inadequate; resubmitted by

CEO

This is a minor site plan review. The board went through the site plan review checklist. All applicable items were deemed satisfactorily addressed. A motion to declare the application complete was made by A. Blasi, the motion was seconded by N. Branca. The motion passed 5 – 0. A motion to schedule a public hearing at our 13 February meeting at 7 PM was made by K. Colwell. The motion was seconded by A. Blasi. The motion passed 5 – 0.

Item 3 on the agenda: Site Plan Review—Murray Auto

a. 2nd look at application package

b. proposed changes

i. Land ownership – 1 acre

ii. Garage on site

This will be a minor site plan review. The applicant indicated that he would be purchasing 1 acre rather than leasing it. He also stated that he would be building a 48 ft by 24 ft garage/office, with 2 bathrooms, on site and will have access to existing well and septic. He will have to dig back into hill in order to meet setback requirements. The board ran through a site plan review checklist for informational purposes and noted the following items that need to be addressed:

Fee needs to be paid

Need note from R. Bagley for town road entrance

Need state OK for Rte 1 entrance

Need sign permit, see D. Baker

Need deed copy

Need copy of easement to tap into well and septic

Need driveway width on sketch plan

Need storm water flow direction indicated on sketch plan

Need to get Chris Holms to OK firefighting needs

Item 4 on the agenda: Overview of Proposed Amendments to ECO Section 4. H. ! thru 8

a. Proposed amendments 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. We propose no Y’s.

b. GPS coordinates of “village area”.

There was a lively discussion among board members resulting in discarding the idea of creating exclusion zones based upon GPS coordinates. Additional discussion ended with a proposal to make the exclusion zone all areas in the town of Hancock within 2000 feet of any municipal building or public school. A motion to schedule a public hearing on this proposal on the agenda for 13 February 2019 was made by A. Blasi. N. Branca seconded the motion. The motion passed 4 – 0 – 1.

Item 5 on the agenda: CEO Report.

CEO D. Baker noted several items

The Schebel dock

White Bridges reopening

Hancock Historical Society building

Wondering shed

Meeting Adjourn at 8:40 PM