TOWN OF HANCOCK

Planning Board

Minutes of the 11 September 2019 meeting

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

Others present: Laura Bennett, John Bennett, Steve Salsbury, Katie Foster, Esq, Alan Gray

Meeting called to order at 6:30 PM

Item 1 on the agenda: Public Hearing – 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 permitted 10 acre site boundary to the north

d. FoF

Public Hearing started at 6:30 PM. There were no comments from the public and therefore the Public Hearing was closed at 6:35 PM on a motion from K. Colwell. N. Branca seconded, there was no discussion. The motion passed 4 – 0. K. Colwell made a motion to make D. Parker at voting member, N. Branca seconded. There was no discussion. The motion passed 4 – 0. The board then went through the mineral extraction Finding of Fact. There are 21 questions to address. Eight of the 21 questions passed by a vote of 4 – 1, and 13 questions passed by a vote of 5 – 0. The application was approved on a vote of 4 – 1.

Item 2 on the agenda: Approval of Minutes – 14 August 2019

K. Colwell made a motion to approve the minutes as corrected, N. Branca seconded. The motion passed 5 – 0.

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

a. Reschedule site visit

K. Colwell made a motion to schedule the site visit for 4:30 PM 9 October 2019. D. Parker seconded. The motion passed 5 – 0.

Item4 on the agenda: K. Colwell made a motion to skip item 4 at this time. A. Blasi seconded. The motion passed 5 – 0.

Item 5 on the agenda: Site Plan Review – Bennett

a. John and Laura Bennett – new owners of 7 Harbor View Drive

b. Approval of multi-family dwelling w/3 units

i. Permitted for House/Garage, but not permitted for Apartment over garage

ii Permitted for shed, but not permitted for in-law apartment conversion

c. Tax Map\_\_\_\_ Lot\_\_\_\_\_

d. Zone

Tax map 207 lot 110 is rural residential zone. After discussion with the CEO it was decided that the lot will be recorded as a 2 family property which does not require an application to the Planning Board. K. Colwell made a motion to remove the application from the PB. A. Blasi seconded. The motion passed 5 – 0.

Item 6 on the agenda: K. Colwell made a motion to move this application to the October 2019 meeting. N. Branca seconded. The motion passed 5 – 0.

K. Colwell made a motion to release D. Parker from being a voting member. L. Fairbanks seconded. The motion passed 4 – 0.

Item 4 on the agenda: Site Plan Review – Hancock Historical Society

a. Revised application package per new parcel/building plan

b. 2nd look at application package if new materials are received

Now will have a septic system instead of tank only. Now will have a drilled well. Will need a letter from the Hancock Woman’s Club stating they will give a waiver of the 10 foot setback for driveway. Their application fee will apply for the revised application package. Applicant will need to get a sign permit. Applicant will need a copy of the deed. Applicant will need a letter from Chris Holmes stating that the driveway and parking area are OK for fire safety. K. Colwell made a motion that if all needed items (i.e. deed receipt, driveway letter, sign permit, Holmes safety letter) by Monday the application will be considered complete. Motion seconded by N. Branca. The motion passed 4 – 0. K. Colwell made a motion to schedule the Public Hearing for Wednesday 25 September 2019 at 6:30 PM. N. Branca seconded. The motion passed 3 – 0 – 1

Item 7 on the agenda: CEO Report