

**TOWN OF HANCOCK**  
**Planning Board**  
**Minutes of the 14 April 2021 Meeting**

Members present: Fred Ashmore, Antonio Blasi, Nick Branca, Katie Colwell, Scott Dyer, Lee Fairbanks, Don Gibson (three via Zoom, Ashmore, Blasi, Fairbanks)

Others present: Larry Mitchell, Stephen Beaulieu, Ed Beacor, Chip Haskell, Steve Salsbury, Letitin Jorden, Leroy Jorden, (via Zoom the following 4 people) Jennifer Gibson, George Colwell, Dan Pileggi, Bud Morse

Call to Order at 6:30 PM

Item 1 on the agenda: Approval of minutes

- a. 10 March 2021
- b. 31 March 2021

K. Colwell made a motion to approve the second copy of the 10 March 2021 minutes, seconded by N. Branca. No discussion, motion passed 5 – 0. K. Colwell then made a motion to approve the 31 March 2021 minutes as written, seconded by N. Branca. No Discussion, motion passed 5 – 0.

Item 2 on the agenda: Site Plan Review – Martin Family Tree Houses  
Still on hold

Item 3 on the agenda: Chapter 1000 and ECO Updates  
Still on hold

Item 4 on the agenda: MEO Review – 125 Thorsen Rd

- a. Applicant: PCJ, LLC represented by Steve Salsbury
- b. Application received 03/25/21
- c. Fees paid
- d. Tax Map 222 Lot 37
  - i. 125 Thorsen Rd
- e. Proposal to open a new mineral extraction operation
  - i. 67.8 acres lot 222-037, plus 3.3 acres lot 217-024, 70 acres total
  - ii. 4.9 acres to be developed
  - iii. RU zone with AP overlay

The board began review of the MEO Checklist Article IV Application Sec. 3 New Mineral Extraction Operation. As the board went through the checklist several items of concern were noted: (1)the board asked that the proposed road be realigned away from the setback. (2) the list of abutting property owners must include those property owners within 1000 feet of the boundary of the property for which the application is being made (3) a bond to pay for maintaining Thorsen Rd in good condition (4) A new traffic study done during the summer (Safety of pedestrians on Thorsen Rd.) (5) extension of the paved portion of the access road beyond 100 feet to help control dust (6) signs to tell truckers going in and coming out must use Rte 1 (7) noise levels at the site and as the trucks approach Thorsen Rd, no jake brake (need testing to determine ambient noise levels prior to operation and after operation begins) (8)

need to determine any impact on the value of surrounding properties caused by operation (G. Colwell provided a letter detailing a study of the change in property values around a gravel pit in Michigan) (9) need value and performance records of other extraction sites owned by applicant or a letter showing the applicants are in good standing and compliance. (10) need to check on the issue of bats. K. Colwell made a motion to declare the application not complete, seconded by L. Fairbanks. Motion passed 5 – 0.

K. Colwell made a motion to reschedule the MEO review of the Stabawl/McDevitt application to 28 April 2021 after the Kiser – Kiser Public Hearing and FOF, seconded by N. Branca. Motion passed 5 – 0.

No CEO report

K. Colwell made a motion to adjourn at 8:40 PM, seconded by N. Branca. Motion passed 5 – 0.

LF