

**TOWN OF HANCOCK**  
**Planning Board**  
**Minutes of the 28 April 2021 Meeting**

Members present: Fred Ashmore, Antonio Blasi, Nick Branca, Scott Dyer, Lee Fairbanks, Don Parker, Katie Small

Others present: Steve Salsbury, Chip Hascal

Call to order at 6:30 P M

Item 2 on the agenda: Public Hearing – Subdivision – Sunrise 1, LLC Kiser & Kiser

a. Application received 03/02/2021

b. Fees paid

i. Question posed by applicant – will the board consider rolling over the fee paid 07/03/2019?

1. \$1600.00 check #1883 KC motion to roll forward the Technical review fee. NB seconded. Vote 5 – 0 – 0.

2. Motion to have applicant pay new application fee \$100. AB seconded. Vote 5 – 0 – 0.

c. Tax map 223 Lot 11a

i. Washington Junction Rd.

d. Proposal to develop a subdivision with 13 lots

i. 44 acres total. 32 acres to be developed

ii. KC motion to set contour lines at 2 ‘ intervals. NB seconded.

1. comments: AB – reference interval set at prior site visit.

2. Vote 5 – 0 – 0.

Public Hearing started at 6:32 PM. There were no members of the public present. The Board decided to keep the public hearing open in case members of the public arrive late. The Board then began the FOF. All 21 items of the FOF were satisfactorily met. K. Small made a motion to approve the application with the exceptions noted on the site map (1) developer can not sell or lease a lot until road is completed and the Board approves construction of the road and (2) all easement agreements are signed and notarized. F. Ashmore seconded, the motion passed 5 – 0. A. Blasi made a motion to close the Public Hearing at 7:27 PM. K. Small seconded, the motion passed 5 – 0.

Item 3 on the agenda: MEO Review – Stabawl/McDevitt Rd

a. Applicant: PRB, LLC represented by Steve Salsbury

b. Application received 03/25/2021

c. Fees paid \_\_\_\_\_

d. Tax Map 401 Lot 007

i. New access road off McDevitt Rd

e. Proposal to open a new mineral extraction operation

i. 132 acres 401-007

- ii. <5 acres to be developed, plus access road
- iii. RU Zone with AP overlay

The Board moved to the Site Plan Review Checklist. A few items needed to be addressed: (1) the total acreage needs to be listed on the site plan (2) need to raise projected bottom of pit to 132.5 feet (3) need estimate for reclamation cost (4) need present usage of the land (5) need performance guarantee bond for approval. K. Small made a motion to waive the traffic study, second by N. Branca. The motion passed 5 – 0. K. Small made a motion to schedule a Public Hearing providing the above items are satisfied, seconded by F. Ashmore. Motion passed 5 – 0. K. Small made a motion to have a Site Visit 26 May 2021 at 5:00 PM and the Public Hearing at 6:30 PM. N. Branca seconded, motion passed 5 – 0.

K. Small made a motion to adjourn at 8:00 PM. N. Branca seconded, motion passed 5 – 0.