

**TOWN OF HANCOCK**  
**Planning Board**  
**Minutes of the 12 May 2021 Meeting**

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

Others present: Steve Salsbury, Brewster Harding

Meeting called to order at 6:31 PM

Item 1 on the agenda: Approval of Minutes

a. 14 April 2021

b. 28 April 2021

N. Branca made a motion to approve the 14 April minutes as written, F. Ashmore seconded. Motion passed 5 – 0. N. Branca made a motion to approve the 28 April minutes, F. Ashmore seconded. Motion passed 5 – 0. K. Small made a motion to approve the site visit of 28 April, N. Branca seconded. Motion passed 5 – 0.

Item 2 on the agenda: Site Plan review – Martin Family Tree Houses

Application 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

Applicant requested a hold while they gather requested additional information

Item 5 on the agenda: MEO Review – Stabawl/McDevitt Rd

On hold until site visit and public hearing

Item 6 on the agenda: Subdivision Review – Coastal Estates

a. Applicant: SFS Development LLC represented by Steve Salsbury

b. Application received 3/25/21

c. Fees paid 4/14/21 \$250

d. Tax Map 219 Lot 024

i. US Route 1

e. Zoned Commercial/RU

f. 85 acres to be developed into \_\_\_\_ units over 3 phases

The representative give a brief presentation of the application. There were some items missing from the application so K. Small made a motion to hold the application until the applicant is ready, N. Branca seconded. The motion passed 5 – 0.

**Item 7 on the agenda: MEO Review – Harold MacQuinn Expansion Phase 3-IV**

- a. Applicant: Harold MacQuinn Inc represented by Steve Salsbury
- b. Application received 3/25/21
- c. Fees paid 4/14/21 \$350
- d. Tax Map 229 Lot 002
  - i. Joy Rd

The representative gave an overview of the proposed expansion. The board began the MEO checklist. Several items needed additional information. We need a complete site map (zoomed out), we need information re the new road across a reclaimed site, we need the name of a missing abutter (not necessary for complete application), we need clarification of the water table elevation and the proposed floor of the operation site, and we need updated bond and soil and erosion information. K. Small made a motion that the application was complete pending clearing of the missing information noted above, seconded by F. Ashmore. Motion passed 5 – 0. K. Small made a motion to have a site visit 9 June at 5:00 followed by a public hearing at 6:30 PM. N. Branca seconded, the motion passed 5 – 0.

**Item 8 on the agenda: Site Plan Review – Harris Mini Golf**

- a. Applicant: Brewster Harding
  - i. Site Plan application to develop and operate a mini-golf course with food/beverage stand
- b. Application received 04/26/21
- c. Fees paid \_\_\_\_\_
- d. Tax Map 219 Lot 040
- e. Zoned commercial

The board began the site plan review and discovered that the ECO bars any new businesses along Route 1. Therefore K. Small made a motion to deny the application as it stands, N. Branca seconded. The motion passed 5 – 0. The board suggested that the applicant go before the Select Board to start the process for a variance to the ECO ordinance

**Item 9 on the agenda: CEO Report**

The CEO was not present so K. Small made a motion to strike the item from the agenda. N. Branca seconded, the motion passed 5 – 0.

L. Fairbanks made a motion to adjourn, K. Small seconded. Motion passed 5 – 0 at 8:25 PM

LF