

TOWN OF HANCOCK

Planning Board

Minutes of 14 July 2021 meeting

Members present: Nick Branca, Scott Dyer, Lee Fairbanks, Katie Small, Debi Foster, Kent Stanley
Other present: Steve Salsbury, Don Parker, Don LaGrange

Call to order at 6:30 PM

Item 1 on the agenda: Public Hearing – ECO Amendment

a. Proposal to amend the language in Section 4.H.6 footnote 15 of the Environmental Control Ordinance

i. 6/09/21 Motion by KCS that instead of striking the entire footnote 15 we strike “commercial outdoor recreational activity” from footnote 15. 2nd by NB,
Vote 5 – 0 – 0

There were no members of the public present therefore K. Small made a motion to close The public hearing at 6:45 PM. N. Branca seconded, the motion passed 4 – 0.

K. Small made a motion to make Debi Foster a voting member. N. Branca seconded, the motion passed 4 – 0.

Item 2 on the agenda: Sign Order and Plans from Prior Approvals

a. PRB LLC – Stabawl/McDevitt MEO Application approved 05/26/2021

b. Harold McQuinn MEO Quarry Expansion Phase 3-IV approved 06/09/2021

The Order and Plans were signed.

Item 3 on the agenda: Welcome new members

a. Appoint chair

b. Appoint secretary

The Board welcomed Debi Foster and Kent Stanley. N. Branca nominated K. Small for chair, seconded by S. Dyer. There were no other nominations, the motion passed 5 – 0. K. Small nominated L. Fairbanks for secretary, N. Branca seconded. There were no other nominations, the motion passed 5 – 0.

Item 4 on the agenda: Approval of minutes

a. 09 June 2021

K. Small made a motion to adopt the minutes as written, N. Branca seconded. It was noted that the meeting date was incorrect. The date was changed to 9 June 2021. No other discussion, the motion passed 4 – 0 – 1

Item 5 on the agenda: Site Plan Review – Martin Family Tree Houses

On Hold

Item 6 on the agenda: Chapter 1000 and ECO Updates

On hold however there was some discussion and some questions raised. This material came from DEP and is mandated to be used. Districts are used instead of zones. Can we just rename our zones as districts? If not, how do we set up districts? There is apparently no set date by which this has to be done. Also it appears there are no funding implications. Finally, Hancock does not have a harbor, should we leave out those parts of the changes ? Any changes to the DEP updates must be approved by DEP before they go to the town for approval.

Item 7 on the agenda: MEO Review – 125 Thorsen Rd
On hold until September

Item 8 on the agenda: Subdivision Review – Coastal Estates
On hold until fall

Item 9 on the agenda: Site Plan Review – Harris Mini Golf
On hold until ECO amendments are passed

Item 10 on the agenda: Subdivision Amendments – Don Lagrange Hancock Country Village

- a. Tax Map 220 Lot 056
- b. 826 US Hwy 1, Hancock
- c. Last revised 07/08/2020
- d. Applicant requests amendment of property boundaries and lot lines.

The applicant described what he wants to do. Simply put, the changes would set up two different lots each with a single owner. The location of the new property lines cross an existing road. Therefore there needs to be an easement and agreement to waive the setbacks from the road. All of this must be shown on the site map. K. Small made a motion to waive the site visit because there is no new development to the subdivision. The motion was seconded by N. Branca. The motion passed 5 – 0. K. Small then made a motion to schedule a Public Hearing on 8/11 pending receipt of follow up items. N. Branca seconded, the motion passed 5 - 0

Item 11 on the agenda: CEO report
Don noted that he had collected a total of \$4200 for permits issued

L. Fairbanks made a motion to adjourn at 8:00 PM, seconded by N. Branca. Motion passed 5 – 0.

LF