

**TOWN OF HANCOCK**  
**Planning Board**  
**Minutes of the 11 August 2021 Meeting**

Members present: Nick Branca, Scott Dyer, Lee Fairbanks, Debi Foster, Katie Small,  
Kent Stanley

Others present: Don Parker, Fred Ashmore, Don LaGrange, Steve McLean, Jamie Watson, Alicia  
Watson

Meeting called to order at 6:30 PM

Item 1 on the agenda: Public Hearing – 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
  - i. Applicant wants to move boundary lines for Parcels 1 and 2. Parcels are owned by separate parties.
  - ii. Applicant must have easement for road access that crosses the property boundary as well as an agreement to waive the road boundary setback requirement of 20'
  - iii. The above easement and agreement must also be listed in the notes
  - iv. The new septic easement between Lots 1 and 2 must be listed in the notes on the plan.
  - v. Update to Amendment #4
  - vi. K. Small, Motion to waive site visit for Amendment #4. 2<sup>nd</sup> NB
    1. Discussion: none
    2. Vote 5-0-0
  - vii. Motion to schedule Public Hearing on 8/11 pending receipt of follow up items
    1. Follow up items at Town Hall 8/03/21

K. Small made a motion to make D. Foster a voting member. N. Branca seconded. Motion passed 4 – 0. No members of the public have arrived to speak so the Public Hearing was left open while the Board conducted the FOF for this application. All 22 questions of the FOF were satisfactorily met, each passed 5 – 0. K. Small made a motion to approve the application with the following requirement: Any further revision, division or development of lots or dwelling units shall require Planning Board review and approval. N. Branca seconded, the motion passed 5 – 0. K. Small then made a motion to close the Public Hearing at 6:55 PM. N. Branca seconded, the motion passed 5 – 0. There had been no public comments.

Item 2 on the agenda: Appoint New Members

- a. Appoint an associate to fill vacant seat through 06/30/2022.
- b. Appoint Don Parker to fill Associate seat through 06/30/2024

N. Branca made a motion to appoint Debi Foster to fill the vacant member seat that expires 06/30/22. K. Small seconded, the motion passed 4 – 0 – 1. K. Small made a motion to appoint Don Parker to fill Debi Foster’s associate position which expires 06/30/2024. N. Branca seconded, the motion passed 5 – 0.

Item 3 on the agenda: Approval of Minutes

- a. 14 July 2021
- b. 28 July 2021

K. Small made a motion to approve the minutes of 14 July 2021 as written, N. Branca seconded. There was no discussion, the motion was approved 5 – 0. K. Small then made a motion to approve the minutes of 28 July 2021 as written, N. Branca seconded. There was no discussion, the motion was approved 5 – 0.

Item 4 on the agenda: Site Plan Review – Martin Family tree Houses.

This application was tabled.

Item 5 on the agenda: Chapter 1000 and ECO updates

Moved to September meeting.

Item 6 on the agenda: MEO Review – 125 Thorsen Rd

Tabled to September meeting

Item 7 on the agenda: Subdivision Review – Coastal Estates

Tabled to Fall

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

This application was tabled

Item 9 on the agenda: Subdivision Revision – Steve McLean

- a. Preliminary meeting

Following some discussion the Planning Board decided to issue a letter that will enable the applicant to legally sell a lot.

Item 10 on the agenda: Site Plan Review – James Watson Storage Units

A review of the site plan indicated that this would have to be a major site plan review. The board advised the applicant to resize the area of proposed developed land to less than 30K square feet then the review would be a minor site plan review which would be to the benefit of the applicant.

Item 11 on the agenda: The CEO noted that the past month was quiet other than fines to Coastal Estates for having too many signs along the highway.

K. Small made a motion to adjourn at 8:10 PM, N. Branca seconded. Motion passed 5 – 0.

LF