

# Town of Hancock



P.O. Box 68 • 18 Point Road • Hancock, Maine 04640  
Phone: (207) 422-3393 Fax: (207) 422-6705

## HANCOCK PLANNING BOARD MEETING AGENDA

WEDNESDAY

13 OCTOBER 2021

6:30 P.M.

HANCOCK TOWN HALL

[Join via Zoom](#)

1. **Public Hearing MONTEUX SCHOOL DORMATORIES**
  - a. Preliminary meeting 09/08/21
  - b. Reviewed Checklist 9/08/21
    - i. Application deemed complete 09/08/21 pending receipt of 3 follow up items
    - ii. Well info
    - iii. Entrance permit
    - iv. Driveway width
  - c. KCS motion to bring to public hearing 10/13/21 pending receipt of follow up items. NB 2<sup>nd</sup> vote 5-0-0
  - d. Complete FoF
2. **Approval of Minutes**
  - a. 08 SEPTEMBER 2021
3. **CHAPTER 1000 AND ECO UPDATES**

3/10/21-KC motion to hold until Don is ready. AB 2<sup>nd</sup>. 5-0-0  
6/09/21-KCS motion to strike 3/10/21 hold. Ready for review in July. 2<sup>nd</sup> NB. 5-0-0

  - a. Last discussed 11/2020
  - b. Follow up on questions posed to CEO
    - i. How do we set up districts? Is it necessary to do so?
      1. The zoning map outlines zones/districts
    - ii. Can we get a letter from DEP stating what the mandate is and what our timeline is?
      1. No set timeline that says it has to be done by a certain date that CEO knows of.
    - iii. Are there any state funding implications?
      1. It is mandated that all towns enact these changes.
    - iv. Does this need to be a stand alone ordinance or can we just beef up our existing shoreland guidelines?
      1. We can amend our existing Shoreland Zoning language to incorporate the Chapter 1000 revisions. This must go to DEP for approval before it gets sent to Public Hearing and the town for voting.
  - c. Continue this discussion in September.
    - i. CEO not in attendance. Hold to October
4. **MEO REVIEW – 125 THORSEN RD**

KCS motion to hold per applicant request. NB 2<sup>nd</sup>. 5-0-0  
14 APRIL 2021 - applicant requested a hold on this application while they gather the requested additional information. ETA September 2021

  - a. Applicant: PCJ, LLC represented by Steve Salsbury
  - b. Application received 03/25/21
  - c. Fees Paid \_\_\_\_\_
  - d. Tax Map 222 Lot 37

Selectpersons, Assessors, Overseers  
George W. Colwell • Ernest L. Butler Jr.  
Sean C. Jones • John I. Bridges Jr. • William Birdsall

Town Clerk/Administrative Assistant  
Cheryl Robinson

Treasurer/Tax Collector  
Diane L. Simmons

CEO/LPI  
Donald Baker

Deputy Clerk  
Cary J. McCown

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- 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
- f. Additional Information submitted 09/22/21
- g. Review public comment/requests
  - i. Tony Murray e-mail dated 10/02/21 RE Economic/Environmental Impact reports

## 5. SUBDIVISION REVIEW – COASTAL ESTATES

**KCS motion to hold until applicant is ready. NB 2<sup>nd</sup>. 5-0-0**

**Steve says he will be ready to work on this application later in the Fall**

- 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 3 LOTS AND XX units over 3 phases
- g. Steve Salsbury comments
  - i. Randy Sinclair / Steve Fernald
  - ii. Mapping wetlands, vernal pool inventory
  - iii. Beginning engineering.
  - iv. Multifamily – cluster subdivision
    - 1. Developer will own units during development. Tenants have option to purchase or rent

## 6. SITE PLAN REVIEW – HARRIS MINI GOLF

**6/09/21 KCS motion to hold until MEO revisions are approved. vote 5-0-0**

**ready for September review. Approval pending town meeting vote on ECO changes**

- 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
- f. Town Meeting 09/15/21
  - i. ECO amendments were not approved
  - ii. Applicant has requested the Selectboard and Planning Boards consider rezoning Route 1

## 7. SITE PLAN REVIEW – JAMIE WATSON STORAGE UNITS

- a. Preliminary meeting 8/11/21
  - b. 2<sup>ND</sup> meeting 09/08/21. No additional info received
- Applicant no show to 9/08 meeting. KCS motion to hold until applicant shows up to meeting. NB 2<sup>nd</sup>. Vote 5-0-0**

## 8. CEO REPORT

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