

# 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

08 DECEMBER 2021

6:30 P.M.

HANCOCK TOWN HALL

[Join via Zoom](#)

### 1. APPROVAL OF MINUTES

- a. 10 NOVEMBER 2021

### 2. MEO REVIEW FOR COMPLETION – PCJ LLC 125 THORSEN RD MEO APPLICATION

- a. Applicant: PCJ, LLC represented by Steve Salsbury
- b. Application received 03/25/21
- c. Fees Paid \_\_\_\_\_
- d. Tax Map 222 Lot 37
  - 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
- h. Revised Site Plan submitted 11/23/21
  - i. Access road location

### 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 December.

### 4. SUBDIVISION REVIEW – COASTAL ESTATES

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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## **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
- 5. SUBDIVISION REVIEW – GRICKIS SUBDIVISION RETRO-APPROVAL FOR LOT SPLIT**
- a. Tax Map 214 Lots 1-4
  - b. Original subdivision approved 1991
    - i. Revised 1998
  - c. Variance for setback requirements approved 2010
    - i. For the purpose of splitting lot 3 into 2 parcels
    - ii. Variance did not account for required road frontage per lot in Subdivision Ordinance
- 6. CEO REPORT**

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