

TOWN OF HANCOCK

Planning Board

Minutes of the 13 October 2021 meeting

Members present: Nick Branca, Debie Foster, Scott Dyer, Lee Fairbanks (Zoom), Katie Small, Kent

Stanley

Others present: George Colwell, D. Pilegg, Alicia Woodward Watson, Jamie Watson, Chip Haskell, Phil Devenish, Chris Holmes, Ed Bearer, Stephen Salisbury

Call to Order at 6:30 PM

Item 1 on the agenda: Public Hearing Monteux School Dormitories

- a. Preliminary meeting 09/08/21
- b. Reviewed checklist 09/08/21
 - 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 2nd, vote 5 – 0 – 0.
- d. Complete FOF

The Public Hearing began at 6:30 PM. There were no members of the public who wished to comment, but the Public Hearing was allowed to continue while the board moved on to the FOF. All 14 questions for the FOF were answered satisfactorily and each was passed on votes of 5 – 0. K. Small made a motion to approve the application, N. Branca seconded. The motion passed 5 – 0. K. Small then made a motion to close the Public Hearing at 6:45 PM. N. Branca seconded. There were no public comments. The motion passed 5 – 0.

Item 2 on the agenda: Approval of minutes

- a. 08 September 2021

K. Small made a motion to approve the minutes, N. Branca seconded. There were two spelling errors which were corrected. The motion passed 5 – 0.

Item 3 on the agenda: Chapter 1000 and ECO updates

The CEO asked to move this item to the end of the meeting so K. Small made that motion, N. Branca seconded. The motion passed 5 – 0.

Item 4 on the agenda: MEO Review – 125 Thorsen Rd

14 April 2021 applicant requested a hold on this application while they gather the requested additional information. ETA September 2021. KCS made a motion to hold per applicant request. NB 2nd, motion passed 5 – 0.

- a. Applicant: PCJ, LLC represented by Steve Salisbury

- b. Application received 03/25/2021
- 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 comments/requests
 - i. Tony Murray email dated 10/02/21 re Economic/Environmental Impact reports

The board noted that the MEO checklist was started in the April meeting and so began at that point in the checklist. Several items required additional information, i.e. some wells in the area were not shown on the site map; we need an update on Upland Sandpipers; when cleanup of operation will be started; updated traffic study; address pedestrian safety; get G. Moon to look at traffic wear on Thorsen Rd.; need to address truck traffic noise; get additional data on property value changes; get letter from DEP stating that applicant is in good standing re all other operations. K. Small made a motion that the application is not complete, N. Branca seconded. There was no additional discussion, motion passed 5 – 0. K. Small made a motion to schedule a meeting on 27 October 2021 at 6:30 PM to determine completeness of the application, N. Branca seconded. The motion passed 5 – 0. K. Small made a motion to schedule a site visit on 27 October at 4:30 PM, N. Branca seconded. No discussion, motion passed 5 – 0.

Item 5 on the agenda: Subdivision Review – Coastal Estates

This application is on hold until applicant is ready to proceed.

Item 6 on the agenda: Site Plan Review – Harris Mini Golf

In view of the vote at the recent town meeting, K. Small made a motion to strike this application from the agenda. N. Branca seconded, motion passed 5 – 0.

Item 7 on the agenda: Site Plan Review – Jamie Watson Storage Units

- a. Preliminary meeting 8/11/21
- b. 2nd meeting 09/08/21. No additional info received

The applicant was a no show to 09/08/21 meeting. K. Small made a motion to hold until applicant shows up to meeting. N. Branca seconded, motion passed 5 – 0.

The applicant was present therefore the board went through the Site Plan Review checklist. A few items needed to be addressed, i.e. indicate parking slots (one for every two units); need a sign permit; need a drawing of the sign giving dimensions; show tree buffer on the site plan; show water flow toward Rte 1 ditch. K. Small made a motion that the application is complete pending receipt of additional info needed. N. Branca seconded, motion passed 5 – 0. K. Small made a motion to schedule a public hearing on 10 November 2021 at 6:30 PM followed by the FOF. N. Branca seconded, motion passed 5 – 0.

K. Small made a motion to hold Item 3 on the agenda to next month's meeting. N. Branca seconded, motion passed 5 – 0.

Item 8 on the agenda: CEO report

D. Baker noted that he had forced the move of two trailers that were illegally parked.

K. Small made a motion to adjourn at 9:40 PM. N. Branca seconded, motion passed 5 – 0.