

TOWN OF HANCOCK

Planning Board

Minutes of the 10 November 2021 meeting

Members present: Nick Branca, Lee Fairbanks, Debi Foster, Katie Small

Others present: Alicia Watson, Jamie Watson, Dan Larry, Christopher Stanley, Ellen Stanley, Susan Luke, Chip Butterwick, Andrew Smith

Call to order at 6:30 PM

Item 1 on the agenda: Public Hearing – Watson Self Storage

- a. Preliminary meeting 8/11/21
- b. 2nd meeting 09/08/21. No additional info received
- c. Completed 10/13/21. Public Hearing scheduled
- d. Tax Map 220 Lot 018
 - i. Commercial Zone

The public hearing began at 6:30 PM. Some abutters complained that they had not received the letter about the public hearing. Katie noted that the letters had been sent and in addition the public hearing was listed on the town website and it was in the Ellsworth American. The abutter to the north stated that there was no buffer between the lots. The CEO stated that this must be addressed. One abutter stated that the accuracy of the property lines were suspect. The board stated that this is not something that the Board checks. There was some concern about water runoff i.e. where it goes. There are several complaints about security, i.e. fencing and hours of operation. K. Small made a motion to end the public hearing at 7:00 PM, N. Branca seconded. There was no additional discussion, the motion passed 4 – 0. The Board then began the FOF. Of the 14 questions in the FOF 5 were not met. Number 2 was not met because of the lack of pedestrian and operational safety. Number 7 because of the lack of a buffer on the boundary with an abutter. Number 8 because of the lack of hours of operation, security in a residential neighborhood, and lack of a fence on the boundary with an abutter to the north. Number 10 because questions 7 and 8 were not met. Number 14 because questions 2, 7, 8, and 10 were not met. K. Small made a motion to deny the application because questions 2, 7, 8, and 10 were not met. N. Branca seconded. , there was no discussion, the motion passed 4 – 0. It was noted that the next step for the applicant was to go to the Appeals Board.

Item 2 on the agenda: Public Hearing – PCJ LLC 125 Thorsen RD MEO Application

Postponed per applicant request to revise site plan 11/08/21

Item 3 on the agenda: Approval of Minutes

- a. 13 October 2021
- b. 08 November 2021 – Site visit PCJ LLC Thorsen Rd and follow up meeting

K. Small made a motion to approve the minutes of 13 Oct 2021 as written, D. Foster seconded.

The motion passed 4 – 0. K. Small made a motion to approve the Site visit as written, N. Branca

seconded. The motion passed 3 – 0. K. Small made a motion to approve the minutes of 8 Nov 2021, N. Branca seconded. The motion passed 3 – 0.

Item 4 on the agenda: Chapter 1000 and ECO Updates

This business is on hold.

Item 5 on the agenda: Subdivision Review – Coastal Estates

This application is on hold.

Item 6 on the agenda: Select Board request to review Route 1 zoning

The board will submit a letter to the Select Board asking it to explain its intent with possible changes, and to provide its thoughts as to what the change would be and which zone might be used.

Item 7 on the agenda: CEO Report

The CEO was not present.

K. Small made a motion to adjourn at 7:55 PM, D. Foster seconded. The motion passed 4 – 0.