

TOWN OF HANCOCK
Planning Board
Minutes of the 8 December 2021 Meeting

Members present: Nick Branca, Scott Dyer, Lee Fairbanks, Debi Foster, Don Parker, Katie Small

Others present: George Colwell, Steve Salsbury, George Moon, Ben Johnson, Adam Foster, Ed Bearor

Call to Order at 6:30 PM

Item 1 on the agenda: Approval of Minutes

a. 10 November 2021

K. Small made a motion to approve the minutes as revised, second by N. Branca. The motion passed 5 – 0.

Item 2 on the agenda: 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 Lot37

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/request

i. Tony Murray email dated 10/02/21 RE Economic/Environment Impact reports

h. Revised site plan submitted 11/23/21

i. Access road location

The new site plan showed two possible access roads. The original application site plan's access road location was deemed unacceptable because of the short sight distance at the junction with Thorsen Rd. However, that access road was one of the two presented on the revised site plan. The Board made it clear that it was not going to choose one of them the applicant must submit a site plan with one proposed access road. There was some discussion about the old sight distances and the new sight distances. The new ordinance applies. The applicant's lawyers submitted a memorandum arguing that the ordinances apply only to noise generated by activity within the pit and not noise generated by trucks hauling gravel along the access road. The Board disagreed. A few other items were brought up by the Board. We need a letter from the road commissioner re possible wear of Thorsen Rd. caused by the increased truck traffic. We need a traffic study re increased truck traffic north on Thorsen Rd to Washington Junction

Rd. into Ellsworth. We need a mechanism to speed public concerns sent to the Town passed on to PCJ. K. Small made a motion to schedule a site visit, N. Branca seconded. The motion passed 5 – 0. It was agreed by all that we would do a site visit on 30 December 2021 at 2:30 PM with a backup date of 3 January 2022 at 2:30 PM. K. Small then made a motion that the application was incomplete. The motion was seconded by N. Branca and passed 5 – 0.

Item 3 on the agenda: Chapter 1000 and ECO updates.

Still waiting for a complete set of proposed changes to the ECO. Apparently there are no funding implications and an end of the year completion date was desired.

Item 4 on the agenda: Subdivision Review – Coastal Estates

Still on hold.

Item 5 on the agenda: Subdivision Review – Grickis Subdivision Retro-Approval For Lot Split

a. Tax Map 214 Lot 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.

The 1991 minor subdivision was four lots with plans to build two houses on each of three of the lots. In 2008 the applicant wanted to split lot 3 into two lots with one house on each lot and now wants to make the split official. The road into the subdivision has several problems associated with it. The two new lots do not have at least 100 feet of frontage on the road. In addition there is no turn around at the end of the road. The representative of the applicant decided to confer with the applicant as to further actions therefore the discussion was ended at 7:45 PM.

Item 6 on the agenda: CEO Report

Just minor events, it's a quiet time of the year.

L. Fairbanks made a motion to adjourn at 8:08 PM, seconded by K. Small. The motion passed 5 – 0.

LF