

TOWN OF HANCOCK

Planning Board

Minutes of Site Visit PCJ Thorsen Rd 30 December 2021

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

Others present: Steve Salisbury, Chip Haskell, Tim Pease, Antonio Blasi, George Moon, Adam Foster, George Colwell, Dan Pileggi, Richard Podolsky, Larry Mitchell, Brenda Colwell, Jane Phillips, Chris Potter, Tish Jordan, Diane Wilber, Linda Ashmore, Allan Ashmore, Todd Merrill, Bill O'Mera

Site Visit began at 2:30 PM

Notes from Site Visit:

1. Proposed buffer planned to the north would be three rows of trees 6-8 ft tall when planted extending 200 feet from Thorsen Rd. Public concerns centered on the fact that from the top of the hill short trees would not really act as a buffer. A berm with trees on top of it might work
2. 400-500 feet of the planned access road would be paved. Planned access road would be 24 feet wide with 2 foot shoulders.
3. Traffic estimate is 200 trips per day maximum but the expectation is approximately 28 trips per day. Public concerns re safety for residents walking on Thorsen Rd
4. Trucks will enter/exit both ends of Thorsen Rd if this access road is used. The applicant indicated that this location for the access road is the only place where sight distances meet standards. Public concerns were expressed that the sight distance heading north does not meet standards.
5. Public concerns were expressed re noise from trucks coming downhill to Thorsen Rd. PCJ representative stated that use of Jake Brakes will be avoided.
6. K. Small noted that the elevation of the proposed access road is an issue and will result in noise, dust, and visual pollution. The buffers are non-existent and/or inadequate. Public concerns were expressed re peaceful use of property and way of life.
7. The ongoing impact on endangered sandpipers is a concern that is elevated by the new proposed access road. More data to follow.
8. The total gravel extraction area is estimated to be a total of 30 acres for the lifetime of the pit, approximately 5 acres at a time(20 years??)
9. Public concern was expressed re loss of wild blue berry land because of the operation.
10. Public concern was stated re ability of Thorsen Rd to structurally support additional heavy traffic. The Planning Board will request an engineering study during the review process.
11. Public concern was expressed re property value changes and that a more in depth study is warranted.
12. There was considerable public concern expressed re stormwater runoff from the hill over which the access road will be built. Requests were made for a rework of the stormwater management plan to mitigate flooding onto the road and other properties.

Steve Salsbury stated that this site visit completes the application and he requests we move on to the review phase in the February Board meeting. K. Small made a motion that the application is complete, N. Branca seconded. In the discussion the Board decided that the applicant must choose one access road and submit a final application package based upon one access road only. There are too many segments in the application that will change depending on the access road location. The motion passed 5 – 0. The review meeting will be 9 February 2022.

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