

**TOWN OF HANCOCK**  
**Planning Board**  
**Minutes of the 11 May 2022 Meeting**

Members Present: Nick Branca, Scott Dyer, Lee Fairbanks, Debi Foster, Katie Small  
Others Present: Steve Salisbury, Doug Kimmel, Kevin Kane, Marlene Lloyd

Call to Order at 6:30 PM

Item 1 on the agenda: Public Hearing – Keith Young Site Plan

a. Complete FOF

The applicant was not present so K. Small made a motion to complete Item 2 on the agenda first and then complete Item 1. N. Branca seconded, the motion passed 5 – 0.

Item 2 on the agenda: Public Hearing – Coastal Storage Site Plan

a. Complete FOF

The public hearing was started at 6:35 PM. There were no members of the public present so it was decided that the public hearing would remain open during the FOF. All 14 of the FOF questions were satisfactorily answered so K. Small made a motion that on May 11, 2022 the Planning Board accept this application with the following conditions: (1) need a DEP permit for the master subdivision, (2) the applicant must obtain a sign permit, (3) applicant must get DEP approval for mitigation of wetlands impacted by proposed development, (4) the applicant will get building permits before any construction begins. N. Branca seconded, the motion passed 5 – 0. K. Small made a motion to close the public hearing, N. Branca seconded. The motion passed 5 – 0. No members of the public attended.

Item 1 on the agenda: Public Hearing – Keith Young Site Plan

a. Complete FOF

K. Small made a motion to open the public hearing, N. Branca seconded. The motion passed 5 – 0. The Board then read the FOF. All 14 questions of the FOF were satisfactorily answered so K. Small made a motion that on 11 May 2022 the Planning Board accept this application with the following conditions: (1) the applicant must obtain a DOT entrance permit, (2) the applicant must obtain a Town of Hancock entrance permit. The motion was seconded by N. Branca, the motion passed 5 – 0. K. Small made a motion to close the public hearing at 7:30 PM. N. Branca seconded, the motion passed 5 – 0.

Item 3 on the agenda: Approval of Minutes

a. 13 April 2022

b. 27 April 2022

N. Branca made a motion to approve the minutes of 13 April 2022 as written. S. Dyer seconded, the motion passed 4 – 0 – 1. N. Branca made a motion to approve the minutes of 27 April as written. S. Dyer seconded, the motion passed 4 – 0 – 1.

Item 4 on the agenda: MEO review for completion – PCJ LLC 125 Thorsen Rd MEO application  
This application is on hold

Item 5 on the agenda: Subdivision Review – Coastal Estates

- a. Applicant: SFS Development LLC represented by Steve Salsbury
- b. Application received 3/25/21
- c. Fees paid 4/14/21 \$250.00
- d. Tax Map 219 Lot 024
  - i. US Route 1
- e. Zoned Commercial/RU
- f. 85 acres to be developed into 3 lots and \_\_\_\_\_ 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.

The Board went through the Subdivision Review Checklist. K. Small made a motion that the application sheets for the master subdivision split is complete pending a site visit and the public hearing. N. Branca seconded. The motion passed 5 – 0. K. Small made a motion that the application was complete pending receipt of DEP permits and site maps with road names. N. Branca seconded, motion passed 5 – 0. K. Small made a motion to conduct a site visit on 8 June 2022 at 5:00 PM. S. Dyer seconded, the motion passed 5 – 0. K. Small then made a motion that the Public Hearing be conducted at the Board’s 8 June 2022 meeting. S. Dyer seconded, the motion passed 5 – 0.

Item 6 on the agenda: CEO Report  
No report

K. Small made a motion to adjourn at 9:03 PM. N. Branca seconded, the motion passed 5 – 0.

LF