

**TOWN OF HANCOCK**  
**Planning Board**  
**Minutes of the 8 June 2022 meeting**

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

Others present: Steve Salsbury, Brewster Harding, Marlene Lloyd

Call to Order at 6:35 PM

Item 1 on the agenda: Public Hearing – Coastal Estates Subdivision

a. Complete FOF

The Public Hearing was opened at 6:35 PM and the FOF for the Master Plan was begun. Marlene Lloyn expressed concern about the runoff flowing northeast toward her property. Steve noted the runoff will run into the old rail bed and then flow west. All 22 of the questions of the FOF were satisfactorily answered and all answers were voted on and passed 5 – 0. K. Small made a motion to approve the subdivision application of SFS Development LLC. N. Branca seconded, the motion passed 5 – 0. The Board then conducted the FOF for the SFS Development LLC Cluster Development. All 22 questions of the FOF were satisfactorily answered and all answers were voted on and passed 5 – 0. K. Small then made a motion to approve the subdivision application of SFS Development LLC Coastal Estates Cluster Development with the following conditions: DEP approval for the development is required; and the developer shall sell no lots until the roads are completed and are inspected and approved. D. Foster seconded, the motion passed 5 – 0. K. Small made a motion to close the Public Hearing. N. Branca seconded, the motion passed 5 – 0.

Item 2 on the agenda: Approval of minutes

a. 11 May 2022

b. 11 May 2022 Site Visit

K. Small made a motion to approve the 11 May 2022 meeting minutes as written. N. Branca seconded, the motion passed 5 – 0. K. Small made a motion to approve the site visit minutes as written. S. Dyer seconded, the motion passed 5 – 0.

Item 3 on the agenda: MEO Review for Completion – PCJ LLC 125 Thorsen Rd MEO Application Application on hold.

Item 4 on the agenda: Site Plan Review – Harris Mini Golf

a. Applicant Brewster Harding

i. Site Plan application to develop and operate a mini-golf course with food/beverage stand

b. Application received \_\_\_\_\_

c. Fees paid \_\_\_\_\_

d. Tax Map 219 Lot 040

The Board began to go through the Site Plan Review Checklist. The applicant wants to split the property into two lots. A north lot that would border Rte 1 and have a stand to sell icecream, food and beverages, and a south lot that would border Brook Lane and be the site of the mini golf business. There was discussion about parking space requirements because there will be two parking lots one with an entry from Rte. 1 for the icecream etc business and one with an entry from Brook Lane for the mini golf business. It was decided that a total of 48 parking spaces evenly divided between the two parking lots would be sufficient. There was discussion about the status of Brook Lane and whether it was wide enough for two lanes of traffic. The Board decided to give the applicant a blank copy of the checklist and have him get together with the CEO and work on filling out a complete application.

Item 5 on the agenda: CEO Report

The CEO issued 14 permits, 9 building permits, 4 plumbing permits and 1 solar permit.

LF