

Town of Hancock



P.O. Box 68 • 18 Point Road • Hancock, Maine 04640
Phone: (207) 422-3393 Fax: (207) 422-6705

HANCOCK PLANNING BOARD MEETING AGENDA

10 August 2022

6:30 P.M.

HANCOCK TOWN HALL

1. APPROVAL OF MINUTES

- a. 13 July 2022

2. MEO REVIEW FOR COMPLETION – PCJ LLC 125 THORSEN RD MEO APPLICATION

- a. Applicant: PCJ, LLC represented by Steve Salisbury
- b. Application received 03/25/21
- c. Fees Paid _____
- d. Tax Map 222 Lot 37
 - 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/requests
 - i. Tony Murray e-mail dated 10/02/21 RE Economic/Environmental Impact reports
- h. Revised Site Plan submitted 11/23/21
 - i. Access road location
 - ii. PERFORMANCE STANDARDS
 - iii. COMPLAINT RESPONSE PROCEDURE
 - iv. **MOTION TO SCHEDULE SITE VISIT 12/30 2:30 PM. BACK UP DATE 1/03 2:30 PM. MEETING TO REVIEW FOR COMPLETION IMMEDIATELY FOLLOWS.**
 - v. **Applicant chooses to leave both access roads on site plan against the PB request.**
 1. **Applicant proposes to enter into road A/B and exit only on road B.**
 - vi. **NB motion to accept two roads. Discussion – Dan P says motion is unclear. Motion withdrawn.**
 - vii. **DP motion to move forward to public hearing with current site plan. NB 2nd. Discussion: none. 5-0-0**
 - viii. **Birds – Steve has consulted with state biologist to discuss bird migration, nesting, and breeding. Additional info to follow after biologist reviews info.**
 - ix. **Thorsen Rd engineering study – see minutes from site visit**
 1. **PB discusses whether they need to request an additional road engineering study.**
 2. **LF motion to request the Board of Selectmen obtain an engineering study to determine the suitability to the Thorsen Rd to handle additional truck traffic. NB 2nd.**
 - a. **George Moon – who pays for this? The ordinance will require the applicant to pay for additional studies.**

3. VOTE 1-0-4

Selectpersons, Assessors, Overseers

George W. Colwell • Ernest L. Butler Jr.

Sean C. Jones • John I. Bridges Jr. • William Birdsall

Town Clerk/Administrative Assistant

Cheryl Robinson

Treasurer/Tax Collector
Diane L. Simmons

CEO/LPI
Donald Baker

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- x. **The applicant has not given scientific proof that the additional weighted trucks will not deteriorate the condition of the road.**
 - xi. **Lengthy discussion about the need for an engineering study and requests from the residents.**
 - 1. **LF LF motion to request the Board of Selectmen obtain an engineering study to determine the suitability to the Thorsen Rd to handle additional truck traffic. NB 2nd.**
 - 2. **Discussion:**
 - 3. **VOTE 3-1-1 motion passed. The PB will request the SB obtain engineering study.**
 - xii. **Motion to table discussion on property values until the board gets their shit together.**
 - xiii. **NB motion to contact MMA regarding definition of MEO vs MES. DF 2nd. Discussion. None VOTE 5-0-0**
 - i. **KCS recuse herself for the purpose of this application. KCS motion for DP to sit as a voting member for this application going forward.**
 - j. **NB MOTION TO SUBMIT THE PROPOSAL TO THE APPLICANT FOR REVIEW/ACTION. 2ND DF. DISCUSSION: NONE. 5-0-0**
3. **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 June 8, 2022
 - c. Fees Paid _____
 - d. Tax Map 219 Lot 040
Zoned Commercial
4. **SITE PLAN REVIEW – THE HEALING CENTER Medical MARIJUANA Dispensary**
- a. Applicant: Allison Jordan
 - i. Site Plan Application to operate a medical marijuana Dispensary
 - b. Application received 10 June 2022
 - c. Fees Paid
 - d. Tax Map 219 Lot 037 Zoned Commercial
5. **SITE PLAN REVIEW -- APPLICANT SHELDON ALLEY ALLEY'S EQUIPMENT SALES**
6. **SUBDIVISION APPLICATION -- LAWRENCE SINCLAIR AMENDMENT TO LOT 1 OF BEECH GROVE SUBDIVISION**
7. **DISCUSS JOB DESCRIPTION FOR SECRETARY JOB POSTINION**
8. **CEO REPORT**

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