

TOWN OF HANCOCK

Planning Board

Minutes of the 13 July 2022 meeting

Members present: Nick Branca, Scott Dyer, Debi Foster, Douglas Kimmel, Ken Emerson & Ant Blasi

Others present: Kate Small, Tim Holcomb, Sam Dibella, Malachy Flynn, Brett Cicotelli, Allison Jordan & Cody Jordan

Call to Order at 6:28 PM

Item 1 on the agenda: Elect Member Seats

Secretary: Nick Branca made a motion to nominate Debi Foster, seconded by Scott Dyer.

Discussion – Doug Kimmel would like to nominate Ken Emerson. With a motion already on the table it was explained that the first motion needed to be voted on prior to another nomination being made. Motion to make Debi Foster secretary passed 3-1-1.

Chair: Ken Emerson made a motion to nominate Doug Kimmel, seconded by Doug Kimmel.

Discussion – Doug Kimmel said he has chaired in the past and is a friend of Ruth Franzius. Ken Emerson said that Doug is competent. Motion did not pass 2-3. Debi Foster made a motion to nominate Nick Branca, seconded by Scott Dyer. Motion passed 3-2.

Item 2 on the agenda: Approval of Minutes

a. 08 June 2022

Nick Branca made a motion to approve the minutes seconded by Scott Dyer. Discussion – Doug Kimmel asked why the minutes were not posted online and why the agenda had not been posted online and on the bulletin board at the Town Office. Doug Kimmel also mentioned that it would be nice if the minutes could be clearer so the public could have a clear understanding of what was discussed. Nick Branca and Kate Small (former planning board chair) talked about the minutes and agenda being posted. Starting with the August 10th, 2022, meeting the agenda will be posted on the bulletin board in the glass case on the outside of the Town Office and on the Town website 7 days in advance of meeting. Nick Branca will forward minutes to the town clerk to post approved minutes online. Doug Kimmel also asked for clarification of item 1 of the

May 10, 2022 minutes regarding Keith Young Site Plan; it was moved that the fact of findings report to be posted for the public to view. Motion passed 4-1.

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

This item was tabled at a previous meeting and is on hold until we hear from the applicant and the engineer. Even though this item was tabled a discussion ensued. Questions asked:

1. do we currently have the home values from 2021? If not, we need to get an update to the property values.
2. If the board has previously voted down the proposed two entrances, why is it still in the application process. The board does not have the right to shut down or designate an entrance. The board had told the applicant that we would not approve a plan with a maybe entrance and asked them to choose.
3. Bird migration additional information. Question excavation to be only certain times of the year.
4. Aquifer protection area – Other local mineral extraction businesses were brought up – McQuinns, Tracey's and Lanes. All also have aquifers.
5. Water report – Has this been updated since 2018? The board has not received any updated information on this. Again, this specific item has been previously tabled, and we will look into all of these questions if/when the applicant asks to come back before the board.

Item 4 on the agenda: Site Plan Review – Harris Mini Golf (Brewster Harding)

Applicant was not at tonight's meeting and has not turned in a required new packet with all information completed. Discussion – Mr. Harding (not in attendance) has a road not on the RT 1 Corridor that he believes will be acceptable to use. Doug Kimmel and Nick Branca had a heated conversation regarding whether this would meet the ECO requirements. Rezone foot note fifteen for zoning can be looked at.

- a. Ken Emerson is going to try and look up the language for RT 1 Corridor.

Nick Branca made a motion to table this site plan review seconded by Debi Foster. Motion passed 4-1.

Resident Brett Ciccotelli asked to speak and wanted to be sure that the board was aware of commercial access for eeling. Mr. Ciccotelli let the board know that there were thirteen new licenses issued this past year and wanted us to know that he does have concern with the

lighting from this applicant's golf course and the issue it could cause with eeling. Mr. Ciccotelli will write his concerns and mail them to the town office.

Item 5-7 on the agenda: Site Plan Review – New Applicant Retail Marijuana

In 2018 to the town voted to not opt in-to the adult sale of marijuana. As the board we need to research if there is an expiration date for this. What exactly does this cover? Nick Branca is going to contact MMA (Maine Municipal Association). Going to see if this is sunsetted and can or cannot get back in. The board went ahead and started the site plan review with the applicants (Allison and Cody Jordan) as they were present at the meeting.

1. Patient would need to have a medical card from their doctor to purchase from this location.
2. Security changes would be made. This would be behind glass and under lock and key.
3. No exterior changes will be made to the current building.
4. Applicants will bring in a sketch map of the property and measurements so we can figure parking guidelines.
5. Don Baker gave applicants the picture prints out from the current tax map.
6. Don Baker let the board know that this establishment has new updated plumbing.
7. The applicants will bring in the following items to go with their application: Lease and change of use application for location.

Board's opinion on re-proposing ordinance of marijuana. Original ordinance presented to towns people and was not opted in for adult use. Not opting in means not allowed. Nick Branca made a motion to table this site plan review seconded by Scott Dyer. Nick is going to call MMA to gather information regarding Medical Marijuana use. All board members please read warrant article #84, Foot note #24 states not permitted within two thousand feet of a school or one thousand feet of a municipal establishment.

Item 8 on the agenda: CEO Report

Please see attached two pages for CEO's monthly report.

Nick Branca made a motion to adjourn meeting seconded by Debi Foster. Motion passed 4-1 meeting adjourned at 8:27 PM.

Next meeting: Wednesday, August 10, 2022 at 6:30pm – Hancock Town Office

Respectfully submitted,

Debi Foster