

TOWN OF HANCOCK

Planning Board

Minutes of the 14 September 2022 meeting

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

Others present: Sara Caldwell, Keith Young, Amy Foskett, Christopher Foskett, Sheldon Alley & Ed Pare

Call to Order at 6:30 PM

Doug Kimmel made a motion to make Ant Blasi a voting member of tonight's meeting as Ken Emerson was not at meeting. Seconded by Scott Dyer. Motion passed 4-0.

Item 1 on the agenda: Approval of August Minutes

a) 10 August 2022

Ant Blasi made a motion to accept the minutes as submitted, Nick Branca seconded.

Discussion: On item 6 – Previously submitted, *Nick Branca made a motion to require applicant to bring in letter requesting waive on the acreage requirement for not meeting two acres, move to item number 5 Application Review for Sheldon Alley, Alley's Equipment Sales.*

Remove from item number 6 – Remove the discussion portion.

Motion passed 5-0.

Item 2 on the agenda: Site Plan Review - Harris Mini Golf Course

Tabled – no new information.

Doug Kimmel made a motion to remove this item from the agenda. Ant Blasi seconded. Motion passed 5-0.

Item 3 on the agenda: Site Plan Review Continued – Alley's Equipment Sales

Mr. Alley submitted the waiver letter and all the requested information from the August 2022 meeting.

- Land Installment contract received
- Letter of waiver to ask permission to use the lot as the lot size does not meet the requirements. ECO page 34 states that 40,000 sq feet is required. ECO page 41 describes multi use on a single lot. Letter of waiver was requested as applicant did not meet the lot size requirement.

The question was asked if the board could issue the waiver for the minimum lot size. Board members want to see the waiver letter before making any decision, however, the letter was not available to the board at the time of the meeting.

Debi Foster made a motion to not approve the waiver until everyone has had a chance to see the waiver request. Ant Blasi seconded.

Discussion: Doug Kimmel asked if we should deny the request and have the Appeals Board look at this. The answer is, no, the Planning Board needs to do our own review. Mr. Alley was given permission to continue working his business until we approve or deny his application. Mr. Alley is going to email Nick Branca the letter. Motion passed 5-0.

Item 4 on the agenda: Subdivision Application Continued – Lawrence Sinclair Amendment to Lot 1 of Beech Grove Subdivision

Three Maps were received and signed by board members.

Item 5 on the agenda: Subdivision Application – Joseph Grickis Amendment to Lots 2, 3 & 4 of Grickis Subdivision

- Ed Pare requested to continue with application submitted by Ben Johnson. Ed feels he had all the information but did not convey this.
- Neither lot is the required two acres for the subdivision requirements.
- Going back and forth with John Lawson the lots in question are owned by two different people and they share a well.
- Deeds are conveyed to the owners
- Subdivision ordinance passed in the 90's does not do anything to a subdivision lot without going back to the planning board.
- Both mortgages that the owners hold were done by lawyers.
- Mr. Grickis owned lots one & two as of last year. The current owner of lot number 4 wants to buy remaining lots.
- Attorney's Richard Cleary & Val Chiasson are on board with the requested changes.
- Ed is appearing before the board to ask for approval for the people who own the lots.
- The map was done by Malcolm & Harriman

Ant Blasi made a motion to deny application due to lot size. Seconded by Nick Branca.

Discussion: Lot sizes need to conform. Nick Branca made a motion to clarify – being denied for non-conformity. Motion passed, 5-0.

Item 6 on the agenda: Application Review – Patriot Auto Repairs

Mr. Foskett has environmental permit application. He was told by CEO Don Baker that he did not need to appear before the Planning Board. Don states it never dawned on him that this location is in the AP overlay.

- Keith Young wanted to know if his name was brought up in a negative light over this issue and if we give any clout to the code enforcement officer?
- Nick Branca made a motion to deem application complete. Scott Dyer seconded.

Discussion: The application needs to be reviewed for completeness. Nick Branca withdrew his motion.

Foot note 13 requires Planning Board approval. Section 5 B32 13 & 14 has information regarding item on 49.

- Application is in with DEP. Board needs to do Facts of Finding and pay attention to petroleum oil – drain pan to 30-gallon dump able.
- Applicant states there is no floor drain on site.
- All oil will be stored inside in barrels.
- The board will give waiver to applicant as this was the CEO's fault.

Nick Branca made a motion to waive prohibition on automotive repair shops for this application due to an error in good faith. Debi Foster seconded. Motion passed 5-0.

- Applicant will give names and addresses of the abutters for letters to be mailed. This portion of the application cannot be waived per the ECO.
- Public hearing will be scheduled for October 12, 2022 meeting.

Nick Branca made a motion to deem application complete. Scott Dyer seconded. Motion passed 5-0.

Sara Caldwell, Northeast Paving – Not on Agenda

Ms. Caldwell wanted to ask a few questions regarding mineral extraction. Northeast Paving has property that is in Ellsworth and Hancock. The proper in Hancock is north of Simmons Pond Map 401 Lot 12. Ms. Caldwell inquired about the area being larger than 5 acres and only being able to apply for five acres at a time.

- The Board let Ms. Caldwell know that she would need a permit from each town. Ellsworth has already issued a permit for this.
- Page 14 3B explains what our town requires for mineral extraction.
- Nick Branca provided a checklist to Ms. Caldwell of what will be required before asking to come before the board.
- Ms. Caldwell stated at this time she is not sure of the acreage.
- The board let Ms. Caldwell know we would require a certified map and more than one test well.

Ms. Caldwell thanked us for allowing her to ask questions and giving her the information, she would need to have ready to come before the board.

Item 7 on the agenda: Discuss Job Description for Secretary Job Position Continued:

Due to time we were not able to discuss, continued to October meeting.

Item 8 on the agenda: CEO Report

No CEO report as Don needed to leave before the end of the meeting.

Nick Branca let the board know he was not going to be able to make it to the MMA Cannabis meeting in Surry.

Nick Branca gave all members the MEO check list.

Doug Kimmel made a motion at 9:00pm to adjourn meeting, seconded by Debi Foster. Motion passed 5-0.

Next meeting – Wednesday, October 12, 2022, at 6:30pm

Respectfully submitted,

Debi Foster