

TOWN OF HANCOCK

Planning Board

Minutes of the 12 April 2023 meeting

Members present: Nick Branca, Debi Foster, Scott Dyer, Ken Emerson, Antonio Blasi & Don Baker

Others present: Steve Salsbury, Ruth Franzius, Rod Franzius, Ray Murphy, Marlene Lloyd & Kevin Wallace

Call to Order at 6:00 PM

Item 1 on the agenda: Approval of Minutes

- a. 8 March 2023

Ken Emerson made a motion to accept the minutes as submitted. Seconded by Scott Dyer. Motion passed 4-0.

Antonio Blasi made a voting member for this meeting.

Item 2 on the agenda: Public Hearing

- a. Harold MacQuinn Inc. Rock Quarry Phase 1-A Application Joy Rd.
 - Steve S. stated the old and new site will run simultaneously.
 - Lot 001 = the whole lot 4.25 acres next to the existing road.
 - The main road will be moved.
 - Expanding existing area.

Item 3 on the agenda: Find of Facts

- a. Harold MacQuinn Inc. Rock Quarry Phase 1-A Application Joy Rd.

Complete findings of facts available for review.

Conclusions of Law:

1, Significant wildlife habitat: Public asked about the impact to the wildlife in the area and wants to be sure the letter from IF&W (Inland Fisheries & Wildlife) is added to the full

application. The specific wording wanted in the letter stating this project does not endanger the wildlife habitat. Receiving the letter from IF&W is a condition of approval.

Nick Branca made a motion to close the Public Hearing section of the meeting at 6:51 pm seconded by Debi Foster.

Motion passed 4-0

Item 4 on the agenda: Application Review Kevin & Deanna Wallace Storage Facility Cedar Grove Subdivision

Mr. Wallace had already provided Don Baker with the three missing items needed for application. The board looked at these items which included an application for a sign, the abutters list and show how parking will be done on the sketch map.

Nick Branca made a motion that the application be deemed complete, and facts of findings scheduled for Wednesday, May 10, 2023, at 6:00 pm. Seconded by Scott Dyer.

Motion passed 4-0

Item 5 on the agenda: Environmental Control Ordinance – Review long term and short-term rental guidelines

Nick Branca let the board know that Jack Bridges Chair of the Selectboard reached out to ask that the Planning Board review the ECO for long- and short-term rental guidelines. Nick stated once all the Planning Board members are back in attendance, we will begin working on this. Nick stated we need to do the update with more definition and asked board members if they had any time to do comparative work and look at local towns that are the same size as Hancock. In the ECO book look at definitions on page 32 and section 12 pg. 111.

Any changes made will need to go to a town vote.

Item 6 on the agenda: CEO Report

Don Baker reported that he had issued 3 plumbing permits, 12 building permits and collected \$2,168.80 for the month.

On file for review at the town office.

Item 7 on the agenda: Board members and/or audience comments or questions

Ken Emerson said he saw the ad in the Ellsworth American again for the secretary position and asked if there were any updates on this. Nick Branca reported the search for the secretary is ongoing.

Nick Branca talked about a Comprehensive Plan Committee that is being formed and that he would be a part of the board. Nick asked if any other members would like to be on the board. This committee will work on the original plan in place and update it.

Antonio Blasi introduced the topic of the Comprehensive Plan Committee, and said the committee could form subcommittees to make the project less work for all committee members.

There was talk of putting a survey together.

Nick Branca made a motion to adjourn the meeting at 7:45 pm seconded by Antonio Blasi.
Motion passed 5-0

Next meeting: Wednesday, May 10, 2023, at 6:00pm – Hancock Town Office

Respectfully submitted,

Debi Foster