

TOWN OF HANCOCK

Planning Board

Minutes of the 10 May 2023 meeting

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

Others present: Ruth Franzius

Call to Order at 6:02 PM

Doug Kimmel made a motion to censure Nick Branca for not having a planning board report in the annual books. No second was made.

Item 1 on the agenda: Approval of Minutes

a. 12 April 2023

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

Item 2 on the agenda: Application Review Kevin & Deanna Wallace Storage Facility – Beech Grove Subdivision Continued

Applicants are trying to get paperwork for pre-approval of the land as one cannot be found.

- The board wants to see the pre-approval before moving forward with the application review.
- The map the board was given is prior to 1994, Nick Branca will ask Don Baker to provide a more up to date map.

Nick Branca made a motion to table Item #2 until June's meeting. Seconded by Scott Dyer.

Discussion: Doug Kimmel would like to not approve.

Motion did not pass 0-5 opposed.

Doug Kimmel made a motion to table the application indefinitely for now until the paperwork for the pre-approval can be shown to the board. Seconded by Nick Branca.

Motion passes 5-0.

Item 3 on the agenda: Environmental Control Ordinance – Review Long Term and Short-Term Rental Guidelines

- Nick Branca said the Select Board asked that we look at the ordinance and talk about how we can give the CEO (Don Baker) guidance on long- and short-term rental properties.
- The current ordinance does not provide a lot of information.
- Applies to Airbnb's and Motels
- Excludes Traveling nurses & construction workers and groups of workers with 25 or more people.
- How can we strengthen the ordinance?
- The State of Maine considers the long term to be 180 days, however, the Hancock Ordinance is over 30 days.
- Should we add a footnote to the ordinance for Hotels & Motels?
- Specify Boarding Homes and transient lodging.
- Hancock's current ordinance is Short Term = 0 – 30 days and Long Term = 31+ days.
- Doug Kimmel will research similar sized towns and see what he can find in their ordinance.
- We need a set of regulations for new hotels, motels & Inns.

The board received a new application for the open secretary position. Board would like Debi to do a phone or Zoom interview with the applicant and report back to the board.

No CEO report as Don Baker was not at tonight's meeting.

Next meeting: Wednesday, June 14, 2023, at 6:00pm – Hancock Town Office

Respectfully submitted,

Debi Foster