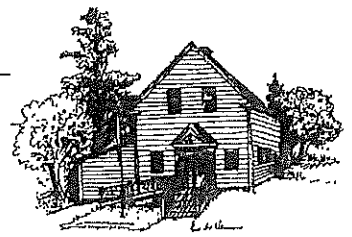


# Town of Hancock

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



## Minutes of the 13 September 2023 meeting

**Members Present:** Nicholas Branca, Doug Kimmel, Debi Foster, Katherine C Small, Ken Emerson, Antonio Blasi, Don Baker, Scott Dyer

**Others Present:** Christine Harden, Robert Harden, Warren Harden

**Call to order:** 6pm

Nick moved to include the revisiting of definitions to ECO. Antonio seconded, **Vote 5-0**

**Item 1 on the agenda:** Approval of minutes. Ken suggested we defer until to end of meeting. Nick so motioned, Katy seconded. **Vote 5-0**

**Item 2 on the agenda:** Continued review of Harden application.

Nick made a suggestion to go down the PB line with any questions and then do follow-up questions. Ken stated that he was not persuaded there was any way this enterprise could be considered a bed and breakfast. Bed and breakfasts have to be located in a private year-round residence, which these yurts are not. Ken also stated that renting a yurt is a commercial activity, and falls between several current ordinances. Ken defers to the CEO's discretion to determine the least onerous burden on the applicant. Ms. Harden stated they are trying to find a way to make this work.

Don had questions regarding the septic system. Ms. Harden stated that it was a holding tank that is pumped. CEO said there must be an agreement with a pump company. Ms. Harden said they have this. Katy said fire and safety provisions and the entire setting should be reviewed prior to approval. Doug asked if there is a way to make an approval provisional. Discussion ensued.

Katy suggested the applicant is responsible for remaining current with all ECO/town ordinances, within reason. Discussion continued regarding Air B&Bs. Nick stated this had been brought up

**Selectpersons, Assessors, Overseers**

**Samuel DiBella · Adam C. Foster**

**Sean C. Jones. · John I. Bridges Jr. · William Birdsall**

**Town Clerk/Administrative Assistant**

**Cheryl A Robinson**

**Treasurer/Tax Collector**

**Diane L. Simmons**

**Dunton**

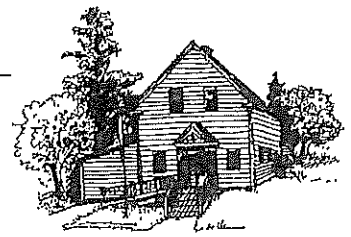
**CEO/LPI**

**Donald Baker**

**Deputy Clerk**

**Timothy**

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at a Select Board meeting, and they did not want to regulate Air B&Bs because of the potential liability this might create.

Doug moved to consider the enterprise a campground and to approve the application on that basis, provided that fire and safety are up to code. Motion failed.

Ken moved that since this enterprise does not fall neatly under any existing ordinance, provisional approval and oversight be entrusted to the discretion of the CEO, provided that fire, safety, sanitary and other requirements are met.

Doug seconded, and after Nick recommended that the board visit the site and ensure that electrical, safety and plumbing are up to code, the motion was approved, 5-0 A site visit was scheduled for 5 pm on October 11, 2023

## **Item 3 on the agenda: LD 2003 Review Continuation**

Nick and Deb noted that adapting town ordinances to comply with new state legislation will require a lot of discussion and work over the coming months. Everyone agreed. .

## **Item 4 on agenda: Definitions of transients and transient accommodations**

Nick stated that because of a clerical error in the numbering of definitions presented to Selectmen, a revote to approve the correct numbering and then a public hearing will be required. Then it will be presented to the Select Board. Nick motioned to accept #8 as renumbered, and Deb seconded. Approved 5-0. Public hearing scheduled for Oct 11 @ 6 p.m.

## **Item 5 on the agenda: CEO Report**

Don reported that he issued 8 plumbing and 18 building permits and collected \$2815.35 for the month. His report is on file for review at the town office.

**Item 6 on agenda:** Approval of minutes from August 9. Nick motioned to defer approval to the October meeting and correct a misspelling of the word "yurt." Deb seconded. Doug requested that minutes be emailed to PB members . Motion approved, 5-0.

Nick made a motion to adjourn the meeting at 7:25 pm. Seconded by Deb. Motion passed 5-0.

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