

# Town of Hancock

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



## Minutes of the November 8, 2023 meeting

**Members Present:** Nicholas Branca, Scott Dyer, Doug Kimmel, Ken Emerson, Antonio Blasi, Don Baker,

**Others Present:** Timothy Kief

**Call to order:** 6:02 pm

Nick Branca designated Antonio Blasi a voting member of the board in the absence of two regular members.

**Item 1 on the agenda:** Approval of Sept. 13 minutes.

Doug Kimmel moved to approve; Scot Dyer seconded. **Vote 5-0**

**Item 2 on the agenda:** Approval of Oct. 11 minutes.

Board members noted the incomplete or absent minutes of the site visit and public hearing regarding the Harden camp (or yurt) ground, in addition to many errors. Nick moved to table approval to the Dec.13 Planning Board meeting, when Debi Foster will have had the opportunity to expand and correct these minutes. Ant seconded the motion. **Vote: 5-0.**

**Item 3 on the (revised) agenda:** Approval of David Stockard's application for a waiver of property-line setback requirements for a house to be built at 129 Ferry Road.

Nick moved to add to the agenda consideration of this last-minute waiver request. Ant seconded. **Vote: 5-0.**

Don Baker, Nick, and Keith Rief, speaking on David and Abby Stockard's behalf, explained that the Stockards plan to remove from their lot and move to another site on Grant Street a non-conforming cottage. On their Ferry Road property they expect to build a new home that, unlike the cottage, will be the requisite 75' from the shore. But due to the nonconforming funnel shape of the lot, the home will be closer to their neighbors' property lines, 15' rather than the 30' Town ordinance requires. One neighbor's driveway already impinges on the Stockards' property, and the Planning Board read copies of letters from both abutters, Carol Lowrie and Sharon Ressler, and John Chapin, respectively, expressing their support for the reduced setback.

**Selectpersons, Assessors, Overseers**  
**Samuel DiBella · Adam C. Foster**  
**Sean C. Jones. · John I. Bridges Jr. · William Birdsall**

**Town Clerk/Administrative Assistant**  
**Cheryl A Robinson**

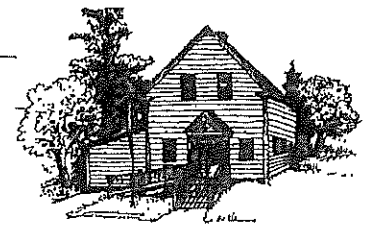
**Treasurer/Tax Collector**  
**Diane L. Simmons**  
**Dunton**

**CEO/LPI**  
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Nick moved to approve the application for a waiver, Scott seconded.

**Discussion:** Ant expressed concern that the board had not conducted a site plan review. Others said such a review was premature because final plans for the new house depended on approval of the waiver, and irrelevant because the board does not ordinarily review plans for private homes. Don reassured the board he would review the plans and flag the board if there were any problems.

**Vote: 4:1.** The waiver was approved in accordance with the Environmental Control Ordinance's Site Plan Review, Section 7, P and Q.

## **Item 4 on the (revised) agenda: Discussion of the ECO.**

Ant said that, as he interpreted the guidance document provided by the Maine Department of Economic and Community Development, the only adjustments to Town ordinances required by LD 2003 pertain to Accessory Dwelling Units. He distributed copies of changes he recommended.

Nick said that the Select Board would prefer to await the recommendations of the Hancock County Planning Commission, but agreed it would be a good idea for the Planning Board to prepare in advance its own recommendations. He said he would incorporate Ant's suggestions in draft revisions of the ECO ordinances and revisions, and circulate them to the board so members can discuss them at the Dec. 13 meeting.

Ant asked whether the Planning Board should consider amending or removing the aquaculture provisions in the Town's new Harbors and Waters Ordinance. Nick said this was outside the board's jurisdiction, and it was generally agreed not to take any action.

## **Item 5 on the (revised) agenda: CEO Report**

Don reported that he issued 3 plumbing and 13 building permits in October and collected \$3,426.40 for the month. Report is on file for review at the Town Office.

Nick moved to adjourn the meeting at 6:59 pm. Seconded by Scott. **Vote: 5-0.**

Next meeting December 13, 2023 at 6:00 pm -- Hancock Town Office  
Minutes recorded by Ken Emerson and respectfully submitted by Debi Foster

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