

TOWN OF HANCOCK

Planning Board

Minutes of the 13 December 2023 meeting

Members present: Nick Branca, Debi Foster, Scott Dyer, Doug Kimmel, Ant Blasi and Katie Small.

Others present: Sandy Giuffrida

Call to Order at 6:03 PM

Nick B designated Ant a voting member for the approval of the 11 Oct 2023 as he was present for the meeting.

**Item 1 on the agenda: Approval of Minutes**

a. 11 Oct 2023

Antonio made a motion to adopt the minutes. Nick seconded.

Discussion: CEO Don has an agreement for Haslam Septic with a permit to do the pumping at Harden Yurts. Item # 2 on the 11 Oct 2023 minutes has an addition to be made. Debi will make the change and send the minutes to Nick to be posted.

Motion passed 5-0.

**Item 2 on the agenda: Approval of Minutes**

a. 08 Nov 2023

Nick made a motion to approve the minutes. Seconded by Ant.

No Discussion – Motion passed 5-0.

**Item 3 on the agenda: Environmental Control Ordinance (ECO) Review**

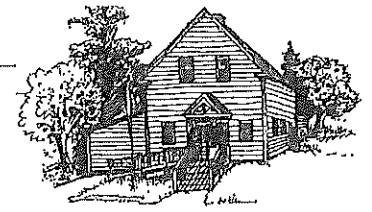
Selectpersons, Assessors, Overseers  
Samuel DiBella · Adam C. Foster  
Sean C. Jones. · John I. Bridges Jr. · William Birdsall

Town Clerk/Administrative Assistant  
Cheryl A Robinson

Treasurer/Tax Collector  
Diane L. Simmons

CEO/LPI  
Donald Baker

Deputy Clerk  
Timothy Dunton



Accessory Dwelling Unit: Any self-contained dwelling unit located within, attached, or detached from a single-family dwelling unit located on the same parcel of land. Page 92 in the ECO. Nick let the board know if we vote to approve as written the board has 30 days to set a public hearing and 60 days to bring to the Select Board. If the Planning Board feels we are not ready to vote on this item, we could table it to a later date.

The Select Board does not have a timeline to enact this, and they (the Select Board) could vote to enact immediately or at a later date.

A question asked – should Accessory Dwelling Units have the same septic guidelines as a Dwelling Unit? CEO Don stated that the State of Maine has guidelines that we have to follow.

Ant made a motion to accept the verbiage for Accessory Dwelling Unit. Seconded by Debi.

Discussion: Public Hearing could be held at our monthly Planning Board meeting on Wednesday, January 10, 2024, at 6:00 pm with a snow date for the hearing on Wednesday, January 31, 2024, should it be needed. Notice will run in the Ellsworth American 12/20/23 & 1/3/24.

Nick made a motion to hold a Public Hearing on Wednesday, January 10, 2024. Seconded by Ant.

Motion passed 5–0.

#### **Item 4 on the agenda: CEO Report**

Report for October and November as Don was not able to attend the October meeting.

Don reported that he had issued 13 plumbing permits, 29 building permits and collected \$9,541.65 for both months.

On file for review at the town office.

Nick made a motion to adjourn the meeting at 6:50 pm seconded by Ant.  
Motion passed 5-0

Next meeting: Wednesday, January 10, 2024, at 6:00pm – Hancock Town Office

Respectfully submitted,  
Debi Foster

**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**

**CEO/LPI**  
**Donald Baker**

**Deputy Clerk**  
**Timothy Dunton**