



TOWN OF HANCOCK

Planning Board

Minutes of the 13 March 2024 meeting

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

Others present: Sandy Giuffrida, Meredith Akerstein, Mary Turner, Rod Franzius, Ruth Franzius & Brett Ciccotelli

Call to Order at 6:01 PM

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

a. 14 Feb 2024

Nick made a motion to approve the minutes. Ken seconded.

Discussion: Add review of subcommittee to end of agenda.

Motion passed 5-0.

**Item 2 on the agenda: ECO Review Screening/Buffers - Storage Units**

- There is no required screening at this time.
- Storage units have met all current requirements.
- Should a footnote be added to apply screening/buffers to storage units?
- If no issues arise prior to the board's final review, we go by the ECO requirements.

Nick made a motion to table until April's meeting. Ken seconded.

Discussion: Nick is going to do some research and bring ideas to April's meeting for information to go into the ECO.

Motion passed 5-0.

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

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**Item 3 on the agenda: Rezoning Request from Select Board**

- MMA states the letter from the Select Board to the Planning Board dated 10/20/21 still stands as the Planning Board has not yet responded.
- Nick believes the board fully intended to send a letter back to the Select Board requesting more information/guidance and is listed in the November 2021 meeting minutes. Nick spoke with the previous Planning Board Chair and the letter was unfortunately never sent to the Select Board and fell off the radar.
- Doug made a motion to inform the Select Board we will choose not to rezone at this time as the comprehensive plan is currently under review. Seconded by Ken.

Discussion: Ken proposed a little different wording for the letter to the Select Board to be The Planning Board decided not to **reply** to this request until we receive clarification and guidance from letter dated 10/20/21 and we recommend that the consideration of rezoning along Rt 1 be deferred until the completion of the new comp plan. Upon more discussion this will not work as a letter was never sent back to the Select Board.

Motion failed 1-4

Ken made a motion – The Planning Board will reply to the Select Boards request when it receives clarification/guidance on what the objective is in rezoning, the Planning Board recommends deferring until the completion and adoption of the new comp plan. Seconded by Doug.

Motion passed 5-0.

**Item 4 on the agenda: Proposed Addition to ECO Land Use Section – Accessory Dwelling Unit**

Ant and Nick worked on the proposed wording to fit in the ECO, Page 41.

Proposed information: Accessory Dwelling Unit (per 30 – A MRS 4364 – B): A property owner with an existing residential dwelling unit may add one (1) accessory dwelling unit (ADU) to a conforming lot. Lots **must** meet minimum lot size and provide for compliance with subsurface wastewater system requirements. All zoning, subdivision and dimensional requirements (such as setbacks) must be met. The ADU must have a smaller square footage **then** the principal structure of the lot. ADU's are allowed on non-conforming lots, as long as the ADU does not increase the

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non-conformance of the lot. ADU(s) may not be advertised, rented or used as short-term rental unit(s).

After discussion the board would like to change “must” to “shall” and “then” to “than”.

Nick made a motion to approve Ant’s proposal with recommended changes. Doug seconded.

Discussion: Change wording to say, “we approve” not “Ant’s proposal”.

Nick motion to amend previous motion to approve: We approve proposed addition to land use multi use single unit multi dwelling unit, section 5 18B. Doug seconded.

Motion passed 5-0.

Doug made a motion to schedule a public hearing for Section 5 15B with the addition of definition. Nick seconded.

Notice for public hearing for ADU addition will be in the March 28 & April 3 Ellsworth American.

Motion passed 5-0.

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

No report this month as Don was not able to attend the meeting.

**Item added on the agenda: Subcommittee Report – Cluster Development**

Ken noted that we have two definitions of cluster developments, one in the ECO and the other in the Subdivision Ordinance.

Ken looked at Lamoine’s definitions as they are a very comparable town to Hancock.

Do we exclude mobile/manufactured homes from the definition.

Ant also has ideas. In the mobile home ordinance #3 insert cluster development is not permitted.

Nick will draft an idea using both Ken and Ant’s proposal ideas.

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Nick made a motion to adjourn the meeting at 7:45 pm seconded by Scott.

Motion passed 5-0

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

Respectfully submitted,  
Debi Foster

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