

TOWN OF HANCOCK

Planning Board

Minutes of the 10 April 2024 meeting

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

Others present: Don Baker, Sandy Giuffrida, Meredith Akerstein, Rod Franzius, Ruth Franzius, Carol Lowrie, Sharon Ressler, George Moon, Adam Foster, Brian M. Jordan, Duane H. Jordan & Adam E. L. Jordan

Call to Order at 6:00 PM

Ant Blasi was appointed voting member.

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

a. 13 March 2024

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

Discussion: None

Motion passed 5-0.

**Item 2 on the agenda: Public Hearing Amendments to the Town's ECO**

Section 12:

2a. – **Add** Accessory Dwelling Unit: Any self-contained dwelling unit located within, attached to, or detached from a single-family dwelling unit located on the same parcel of land.

- We have until July 2024 to bring our ECO into compliance with the LD2003.
- Don went to a meeting and informed that board that modular homes are now dwelling units considered on the same level.

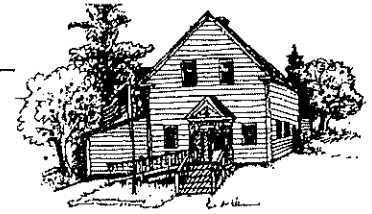
**Selectpersons, Assessors, Overseers**  
**Samuel DiBella · Adam C. Foster**  
**Sean C. Jones · John I. Bridges Jr. · William Birdsall**

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- Tiny houses are now considered RV's.
- We will need to update this information in our ECO.

2b. – Accessory Dwelling Unit (per 30-A) MRS 43 64-B: A property owner with an existing residential dwelling unit may add on (1) accessory dwelling unit (ADU) to a conforming lot. Lots must meet minimum lot size and provide for compliance subsurface wastewater system requirements. All zoning, subdivision and dimensional requirements (such as setbacks) shall be met. The ADU must have a smaller square footage than the principal structure on the lot. ADU's are allowed on non-conforming lot. As long as the ADU does not increase the non-conformance of the lot.

- Proposed to take what was b (above) and move to c. (Change the current language of 18(b). to the proposed Land Use Standards for Accessory Dwelling Units.

2c.

- Proposed to redesignate the current language for 18(b).

Public Hearing closed at 6:20pm

Ant made a motion to request that the Select Board consider placing the amendments (Sections) to the ECO on the agenda to discuss placing them on warrant for the annual Town meeting. Nick seconded.

Discussion: Possibility of waiting on the recommendations made. Growth area in the ECO is proposed not enacted. It is not in the zoning maps, however, is referenced in the comprehensive plan. The original comp plan proposes growth area but not the ECO.

With LD2003 a 1-acre lot could have 3 places to live in on it, the main house and two dwelling units.

Motion passed 5-0.

**Item 3 on the agenda: ECO Review – Cluster Subdivision**

- a) Review proposed amendments.

Should we eliminate the sentence “in which the lot sizes are reduced below those normally required in return for the provision of permanent”?

Does this make mobile home parks obsolete?

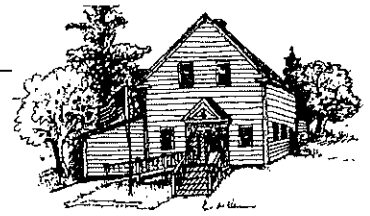
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All municipalities should be receiving something in writing from the State (Governor's Office).

**Added to Agenda: Jordan Family Acquiring Property on Washington Jct. Rd**

Adam, Brian and Duane Jordan wanted to speak with the board to run some possible ideas of what could be done on the property they are purchasing on the Washington Jct. Rd.

- The Jordan family would like to do something with the property that would help the town and people. No official application has been completed and turned in to CEO Don.
- The property has 105 acres and 12 buildings currently on 36,000 square feet will be demolished.

**Added to Agenda: Carol Lowrie and Sharon Ressler – Property 123 & 125 Ferry Rd.**

Ms. Lowrie and Ms. Ressler came to speak with the board regarding a setback on property located at 125 Ferry Rd. This is the neighboring property to 123 Ferry Rd. owned by Ms. Lowrie and Ms. Ressler. In October 2023 the Stockards approached Ms. Lowrie and Ms. Ressler regarding sidelines. A fifteen-foot setback was agreed upon with two stipulations.

1. They mutually agree on the sidelines.
2. The new structure the Stockards are building is not more than two stories above ground level.

In the Planning Board minutes of November 8, 2023, a waiver was issued to the Stockards without information regarding the proposed new structure. The shared driveway impinges on the current owners (Ms. Lowrie and Ms. Ressler) at 123 Ferry Rd. and the stipulations on the setback. March 22, 2024, Ms. Lowrie and Ms. Ressler had a phone conversation with the Stockards and expressed their concern regarding the setback. Plans are currently being finalized for the Stockards house, a two-story home with a walkout basement. The Stockards have not reached out to CEO Don yet to complete their application for a building permit.

Ms. Lowrie and Ms. Ressler feel that it appears negligent on the Planning Board that a waiver was issued and that there is now a contentious relationship between the two neighbors.

What can the board do to find a solution to this issue? Mr. Lowrie and Ms. Ressler do not want to have any conflicts with their neighbors.

Don stated he cannot make a decision on anything until he sees the plans from the Stockards, however, he does have a copy of the two stipulations/conditions in the file to review when plans are sent to him.

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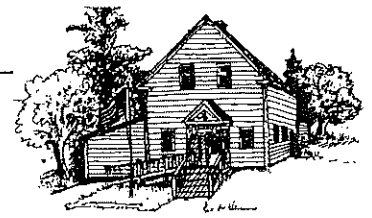
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Is the waiver issued by the Planning Board valid as it should have come from the Appeals Board? Don is going to call MMA to see if the issued waiver is legal.

If this goes to the Appeals Board Jill Gatcomb will need to recuse herself as she has a financial gain in the property.

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

March Report:

Don reported that he had issued 3 plumbing permits, seven building permits and collected \$1,333.50.

On file for review at the town office.

Nick made a motion to adjourn the meeting at 8:03 pm seconded by Ant.

Motion passed 5-0.

Next meeting: Wednesday, May 8, 2024, at 6:00pm – Hancock Town Office

Respectfully submitted,  
Debi Foster

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