



TOWN OF HANCOCK

Planning Board

Minutes of the 30 April 2024 meeting

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

Others present: Avery Varney – HCPC, Greg Piduch – HCPC, Ben Averil - DECD

Call to Order at 6:02 PM

Item 1 on the agenda: Proposed ECO Amendments for LD 2003 Compliance

Representatives from HCPC for Q & A with the board.

Growth area 1992 plan – there is nothing in our ECO, the growth is shown on the new zoning map.

Per LD2003 we will need to amend our local ordinance to comply with the State statute.

- Statute = growth area

Hancock does not have a designated plan and the four reasons are:

- Not possible to accommodate growth.
- Minimal development
- Adopted by a neighbor.
- No village or densely developed area

Accessory Dwelling Units

Nonconforming lots – can we use our proposed version or will we need to use the paragraph given to us? Our CEO was involved with the proposed wording for our version. The Select Board chose to table our proposed wording until they have received more information.

Any single-family home could have an ADU on the property. Do not ask for additional parking for the ADU as parking is exclusive to the lot size.

Any ADU would still be required to have adequate water and wastewater.

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



An ADU can be less than four hundred sq feet. It only needs to be 190 sq feet and meet the fire & safety requirements. We could also set a maximum limit. The ADU would need to be less sq footage than the primary structure.

We may need to look at our current subdivision rules to make changes as necessary.

There is a comp plan committee and Hancock will have a new comp plan in two years. Decisions to date have been made on the current comp plan.

LD2003 requires us to have affordable housing.

Density Bonus and how to calculate:

This is required under statute – need to add to our ordinance. We would be adding 2.5 times underlying density. Need to have a process in place where the developer of the property tells us what the density is, and we then do the calculations on our own.

We cannot be more restrictive.

Eighty-five percent of the proposed changes coming from LD2003 are straight out of the statute.

Doug made a motion to send our proposed amendments to Rudman Winchell. Seconded by Ken.

Discussion:

Do we want to add maximum size or send what we were given?

Amended motion: Doug amended his motion to move the changes to public hearing when we receive the information back from the lawyers. Seconded by Ken.

Discussion:

Nick talked about waiting to see what the lawyers have to say and see if we get any changes back. Doug withdrew his motion.

Nick made a motion to forego a public information hearing. Seconded by Ken.

Motion passed: 5-0.

To do items:

- Let Avery know if we plan to use her for our comp plan.
- Nick will forward ECO definitions to Cheri (town office) to send along for the update.

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

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



Don is out of the office for the month of May, John Larson is covering the ECO position in Don's absence.

Adjourn:

Nick made a motion to adjourn the meeting at 8:11 pm seconded by Debi.

Motion passed 5-0.

Next meeting: Wednesday, May 8, 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