



TOWN OF HANCOCK

Planning Board

Minutes of the 8 May 2024 meeting

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

Others present: Meredith Akerstein, Rod Franzius, Ruth Franzius, Grady Burns, Carol Lowrie, Sharon Ressler, Alden Bunker, Sam DiBella, Randy Sinclair, Grady Burns, Steve Salisbury & Rebecca Alley

Call to Order at 6:00 PM

Item 1 on the agenda: Approval of Minutes

a. 10 April 2024

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

Discussion: Revision to **Jordan Family Acquiring Property on Washington Jct. Rd.**

- Change wording to be - 12 buildings currently on the 36,000 square feet will be demolished.

Motion passed 5-0.

Item 2 on the agenda: Subdivision Review – Coastal Estates

-Amendment / Expansion

- 115 lots were approved, owners are now asking for five additional lots to be added for a total of 120 lots.
- The roads would stay the same.
- Would like to add two homes to the right side of the area and these would meet the setback requirements.
- Nick is going to ask CEO Don when he returns to work if the road entrance has been signed off on. This was a condition needed prior to the owner selling.

Selectpersons, Assessors, Overseers

Samuel DiBella • Adam C. Foster

Sean C. Jones. • John I. Bridges Jr. • William Birdsall

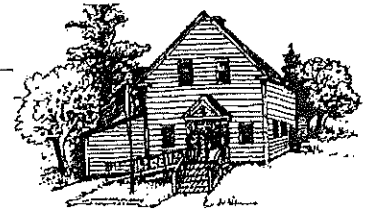
Town Clerk/Administrative Assistant

Cheryl A Robinson

Treasurer/Tax Collector
Diane L. Simmons

CEO/LPI
Donald Baker

Deputy Clerk
Timothy Dunton



Review of application:

- Still listed as condominiums, however, single wide trailers are being set.
- Abutting neighbor Alden Bunker spoke about erosion issues he has been having since the land work was done by his property. Mr. Bunker showed pictures he had taken on his cell phone.
- The wetlands on the property do not affect the request for the additional five lots.
- The Planning Board needs to make sure the plan that was revised 3/19/22 reflects everything now that crews have been working on the property.
 - Pins / counter lines
 - 10,000 sq feet for five additional lots
 - Lots have been re-numbered.
 - Steve Salisbury will update the map with public areas, community center & tennis courts.
- Due to the complexity of the application John Larson suggested it would be better suited to table the review until we seek legal counsel / advice.
- Steve S. stated lot # 80 has a permit to fill in the wetland area.
- The ponds on the property are not for fire suppression.
- The current ECO has limited information under Cluster Development.
- Request legal review – should this be listed as a trailer park?
- **Reminder** – the original application has already been approved; we are reviewing for the updated request of five lots.

Doug made a motion to table and seek legal advice. Ken seconded.

Discussion: If we decide to table this will not be discussed again until we hear back from legal.

Motion passed 5-0.

To do list:

- Mr. Bunker will send a letter and pictures he has taken to the CEO with his erosion complaint.
- Interim CEO John Larson will go to the property and look at the erosion complaint himself and take photos.
- Grady Burns (attorney for Mr. Randy Sinclair and property) has requested that Nick send him the questions and answers once received from our legal counsel.
- Add the following wording to # 5 on the property map. "All roads shall be taken care of / maintained by the developer.
- Steve Salisbury will add the renumbering of the lots to the map.

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- Steve Salisbury will send the report from DEP on the wetlands to Nick.
- Steve Salisbury will send the new owners of the Storage Units information to CEO & Nick as the accessors record has not been updated.
- Steve Salisbury will send a copy of the deed for storage units.
- Steve Salisbury will update the abutters list with the names of the new storage unit owners.

Item 3 on the agenda: Letter from The Select Board – US Rt. 1 Zoning

Item 4 on the agenda: CEO Report

Nick made a motion to table items 3 & 4. Doug seconded.

Motion passed 5-0.

Nick made a motion to adjourn the meeting at 8:12 pm seconded by Debi.

Motion passed 5-0.

Next meeting: Wednesday, June 12 ,2024, at 6:00pm – Hancock Town Office

Respectfully submitted,
Debi Foster

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