



TOWN OF HANCOCK

Planning Board

Minutes of the 12 June 2024 meeting

Members present: Nick Branca, Scott Dyer, Doug Kimmel, Ken Emerson, Ant Blasi.

Others present: Sam Dibella, Ruth and Rod Franzius, Meredith Akerstein, Brett Ciccotelli, David Wildes.

Call to Order at 6:01 PM

In the absence of Board Member Debi Foster, Chairman Nick Branch moved that Associate Member Ant Blasio become a voting member for this meeting. Vote 4-0 Passed

Item 1 on the agenda: Approval of 30 April , 2024 HCPC LD 2003 ECO Amendments and 08 May 2024 Meeting

Ken corrected spelling of Averi Varney's name, Approved with amended changes. Nick motioned to approve, Scott seconded. **Vote 5-0 passed**

Nick motioned to approve 09 May 2024 minutes, Scott seconded. **Vote 5-0 passed**

Item 2 on the agenda: SUBDIVISION REVIEW – COASTAL ESTATES

a. Applicant: SFS Development LLC represented by Steve Salsbury

b. Application received 4 April, 2024

c. Fees Paid 4 April, 2024 \$250

d. Tax Map 219 Lot 024

i. US Route 1

e. Zoned Commercial / RU

f. 3 Additional lots added to the original 85 acre 120 lot subdivision

i. Application was tabled pending legal review per the Boards vote.

Selectpersons, Assessors, Overseers

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

Town Clerk/Administrative Assistant

Cheryl A Robinson

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ii. Applicant was informed that worked was allowed to continue in accordance with the terms agreed upon with the Select Board. Application remains tabled until the 10 July 2024 meeting.

Nick stated that the item remains tabled until the July meeting.

Item 3 on the agenda: Review ECO Amendments from Hancock County Planning Commission and Rudman & Winchell

Summary: All of the changes proposed by Rudman & Winchell (blue type) and by Hancock County Planning Commission (red type) were approved through the following steps.

Discussion: Short - term rentals on page 12 were discussed by board members - Ken said he felt Accessory Dwelling Units should not be used as short - term rentals.

Nick motioned to leave out Rudman & Winchell's recommendations - and accept the Hancock County Planning Commission's. Ant opposed. **Vote 4-1 Passed.**

Discussion: Nick moved to accept pages 43 & 45, Ken seconded. Ant motioned to approve Section B.8.5.6.7 , and all ADU sections., Nick seconded. **Vote 5-0 passed**

Doug moved to approve all blue changes as written, Nick seconded - Discussion: Ant stated, if comp plan is still valid, it needs clarification. Ken, - said he would prefer the blue changes to read "shall" rather than "May" on page 43.

Vote 3-2 passed

Pg 28 & 29-affordable housing. Doug motioned - to approve both blue and red changes on pages 28 & 29. Ken seconded. Discussion: Ant had questions regarding - "density requirements." Nick explained that blue changes are optional and red changes are required by LD 2003. - **Vote 4-1 passed**

Pg 53 (red) Doug moved to approve, Ken seconded. Discussion: Why? Doug stated that these matters, such as plumbing requirements, were typically CEO issues. **Vote 4-1 passed**

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Nick moves to accept changes from HCPC and Rudman & Winchell, Doug seconds. Discussion: Ant feels more discussion and more public input -beyond a Public Hearing are needed. Ruth Franzius advises there needs to be copies of these changes available for the public to review. Nick states that he will make those available to the public. **Vote 4-1 passed**

Regarding Public Hearing ,Nick would like to do the 27th June as this is when Averi and Greg will be available. Nick motions , second from Scott. Vote 4-1

Item 4 on the agenda: Letter to Planning Board-Vacant Associate Seat FY 24

Nick stated that because Katherine Colwell Small had resigned an Associate Member of the Planning Board, the board could choose someone to fill her open seat. Ruth Franzius stated there was no vacant seat because KCS was an associate, and members, including associates, must be elected. Nick said - he had no intention of trying to get back on the board. Doug moved that no action was needed, Ant seconded. **Vote 3-2 passed**

Item 5 on the agenda: Letter from Selectboard - US Rt1 Zoning

Doug moves to defer action on the Select Board's request to review zoning along Route 1 until the new comp plan makes its recommendations. Ant seconded. - **Discussion:** Nick said that the comp plan committee might take the Select Board's request into considerations or it might not. For discussion purposes he shared a proposed revision of footnote 15, regarding permissible developments along Route 1, that would allow outdoor recreation facilities. Other board members expressed doubts about the revision and approved Doug's motion. **Vote 5-0 passed**

Item 6 on the agenda: Review amendments for cluster development

Nick and Ant discussed the definition of cluster developments on Pg 94 of the ECO and ordinances regarding them on Pg 54. A complicated discussion and series of motions, some made and then withdrawn, ensued. Eventually Doug moved to reject all changes, seconded by Scott **Vote 3-2**

Ant moved to not permit a cluster development in a mobile home park. Not receiving a second, the motion was Rejected.

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Item 7 on agenda: CEO Report

No CEO report

Adjourn:

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

Motion passed 5-0.

Public Hearing July 8, 2024 for ECO Amendments. [This public meeting was subsequently postponed.]

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

Respectfully submitted,
Sandy Giuffrida

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