

# TOWN OF HANCOCK

P.O. BOX 68 · 18 POINT ROAD · HANCOCK MAINE 04640  
PHONE: (207) 422-3393 FAX: (207) 422-6705



PLANNING BOARD MINUTES OF

WEDNESDAY AUGUST 14, 2024

SITE VISIT AND BOARD MEETING

## Site Visit to Coastal Estates

Participants: Doug Kimmel, Ken Emerson, Debi Foster, Meredith Akerstein, Don Baker, Dave Pileggi, Steve Salsbury, Randy Sinclair, Grady Burns, Bob Jardine, Ruth Franzius, Rod Franzius, Marlene Lloyd

Doug Kimmel called the meeting to order at 5:00 pm.

Steve Salsbury conducted an extended tour of the development, showing Planning Board members:

1. 2 pads in one lot and 3 sites for pads in a second lot for the 5 additional mobile homes Coastal Estates is seeking approval to place within previously approved perimeters
2. Exposed parts of the largely underground water and sewage systems, including:
  - a) 1 of 2 wells, with 1 or more still to be drilled
  - b) pump stations
  - c) water and sewer pipes
  - d) septic tanks
  - e) leach fields
3. Storm water and erosion management measures
  - a) excavation for a storm water management pond
  - b) a berm meant to discourage water run-off to Alden Bunker's abutting property
4. Portions of the electrical system
  - a) electrical panels
5. A wooded area reserved for common space

Site visit adjourned at 5:47.

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ASSOCIATES: Antonio Blasi

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## Planning Board Meeting at Town Hall

Participants: Doug Kimmel, Ken Emerson, Debi Foster, Meredith Akerstein, Ant Blasi, Don Baker, Dave Pileggi, Steve Salsbury, Randy Sinclair, Grady Burns, Ruth Franzius, Rod Franzius, Sam DiBella, Carol Lowrie, Marlene Lloyd, James Perry, Shawn Reid

Doug called the meeting to order at 6:03.

### 1. Conflict of Interest Recusals & Quorum Call

Doug appointed Associate Planning Board member Ant Blasi a voting member in Scott Dyer's absence; no conflicts or recusals.

### 2. Upcoming meeting dates

Meredith Akerstein said she could not attend the Sept. 11 meeting. Ant said he could attend and take her place.

### 3. Approval of Minutes of Planning Board Regular Meeting July 10, 2024

Meredith moved to approve minutes, Debi Foster seconded, and motion passed 5-0.

### 4. Introduction of persons in attendance

Participants (see above) gave their names.

### 5. CEO report

Don Baker said he had little to report and that for medical reasons he would be out for 5 weeks, during which John Larson would fill in for him.

### 6. Discussion of amendment to ECO regarding definition of "manufactured housing"

Meredith moved to insert in the ECO definition of manufactured housing (Section 12:B) the sentences: "Manufactured housing is permitted where single-family dwellings are

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allowed, subject to the same requirements as single-family dwellings. Such homes shall have pitched shingled roofs, a permanent foundation and siding that is residential in appearance.” Ken seconded.

Discussion: Doug said this insertion was necessary to conform with new state legislation regarding manufactured homes and would be included in the ECO amendments discussed at the August 28 public hearing.

Debi pointed out that many manufactured homes have metal, rather than shingled, roofs, and moved that the word “shingled” be deleted from the proposed insertion. Meredith seconded, and the motion passed 5-0.

The initial motion to revise the ECO definition, with Debi’s amendment, passed 5-0.

## **7. Plan for Public Hearing on ECO amendments on August 28, 2024**

Copies of the hand-outs detailing the ECO amendments to be discussed at the public meeting were distributed. Ant objected they did not reflect accurately the amendments the board approved at its June meeting. Doug suggested the board review them then and there, at the meeting. Ant argued, and Debi agreed, it would take more time than the board meeting allowed to review the hand-outs properly. Doug agreed, and said changes could be made to the hand-outs before and during the public meeting.

## **8. Executive session pursuant to Title 1, Section 405(6)(E) to consult with counsel regarding legal matters associated with a pending application.**

Doug moved to go into executive session, Ken seconded, and the motion passed 5-0. The room was cleared and the executive session began at 6:23, concluding at 7:10.

## **9. Continuation of review of Coastal Estates proposal: *Tax map 219 Lot 024, Route 1, Zoned Commercial/Rural; Five lots added to the original 85-acre 115-lot subdivision***

- Discussion of site visit
- Review of additional material submitted July 31, 2024

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The board considered whether Coastal Estates had met the conditions and requests for more information it had attached on July 10 to its finding of Coastal Estates' application as complete.

1. *Maine Department of Transportation approval of a single entrance/exit from the development, and a corrected traffic impact report.*

Steve Salsbury disavowed Randy Sinclair's statement at the previous planning board meeting that the development was no longer restricted to residents age 55+. Salsbury said emphatically that Coastal Estates was still restricted to residents age 55+.

Ken moved to find Coastal Estates' application incomplete in this regard because it did not include a corrected traffic impact study. Meredith seconded because it did not include a letter confirming DOT approval of a single entrance/exit, and the motion passed 5-0.

2. *Common space required of a cluster development.*

Grady Burns said common or open space not to be developed was indicated on maps Coastal Estates had provided, and that Coastal Estates was amenable to discussing with the Planning Board the means, by covenant or deed, by which that common space would be preserved from development.

Ken moved to find Coastal Estates' application complete in this regard. Debi seconded, and the motion passed 5-0.

3. *Details of water supply system.*

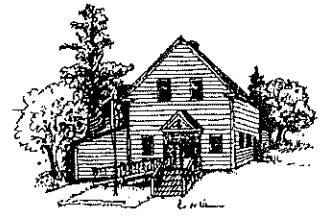
Salsbury cited the contract with a licensed water system operator, a hydrologist's water supply analysis, and other documents Coastal Estates had provided. He noted that the water supply system could not be approved until it was fully operational, and that a certificate of occupancy could not be issued without that approval.

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Ken moved to find Coastal Estates' application complete in this regard. Debi seconded, and the motion passed 5-0.

4. *Discussion of Coastal Estates' impact on the community, given its relaxation of restrictions on residents under age 55.*

Burns said Coastal Estates' reaffirmation of its restriction to residents age 55+ rendered this discussion moot.

Doug asked what ensured the age restriction would remain in place? Dave Pileggi said when the Planning Board reviewed the application for approval, it could make the age restriction a condition of its approval.

Ken moved to find Coastal Estates' application complete in this regard. Debi seconded, and the motion passed 5-0.

Ant moved that the board continue to review the Coastal Estates application at its Sept. 11 meeting. Meredith seconded, and the motion passed 5-0.

Doug said the deadline for submission of new materials was two weeks before the next planning board meeting.

## 10. Adjourn

Ant moved to adjourn, Debi seconded, and the motion passed 5-0. The meeting adjourned at 7:35.

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