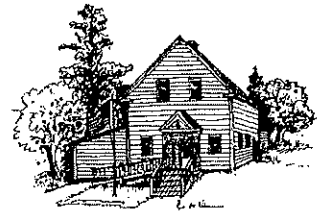


# TOWN OF HANCOCK

P.O. BOX 68 · 18 POINT ROAD · HANCOCK MAINE 04640  
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## MINUTES OF NOVEMBER 13, 2024 PLANNING BOARD MEETING

Participants: Doug Kimmel, Ken Emerson, Scott Dyer, Debi Foster, Meredith Akerstein, Don Baker, Nick Branca, Ruth Franzius, Carol Lowrie, Sharon Ressler

Doug Kimmel called the meeting to order at 6:00.

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

Quorum present; no conflicts or recusals.

### 2. Approval of Minutes of October 9, 2024 Planning Board Meeting

Meredith Akerstein moved to approve the minutes, Scott Dyer seconded, and motion passed 4-0. (Debi Foster abstained because she had been absent.)

### 3. Introduction of persons in attendance

### 4. Public Comment

None.

### 5. CEO Report

Don Baker reported that in October he issued 24 building permits, 6 plumbing permits, and took in \$666.95. He approved 1 shoreland repair for storm damage; removal of 3 trees; 2 previously approved mobile homes for Coastal Estates; 1 addition to an original structure; 4 demolitions; 1 new driveway; and 2 new and 2 replacement subsurface systems.

Don issued a violation to Goodwin's Siding for excavating a pit without a permit, and received a letter back saying they would abide by and abate all violations.

Don also received a letter from the law firm of Eaton Peabody stating it would contest, on behalf of clients Carol Lowrie and Sharon Ressler, setbacks permitted to adjacent

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property owners David and Abby Stockard. Don said he was in conversation with the state DEP and lawyers to see if the parties could “talk it out first” before an appeal was formally lodged with the Board of Appeals. Carol Lowrie said they had already filed and paid for an appeal.

Doug asked whether a stop work order was still in effect for two contested Coastal Estates pads. Don said it was.

Doug asked whether Don had found out whether Coastal Estates’ deeds had been properly recorded with the Registry of Deeds. Don said that was the Tax Assessor’s job, not his.

## 6. Old Business

### a) **Richard Zerrien/Patriot Homes: Lot #217-001 Annex for storage (fee paid)**

Don said Patriot Homes had yet to file a complete application for the shed in which it repairs mobile homes, and that the shed would be “shut down real quick if they’re not careful.” Don said he would monitor this closely.

### b) **Clarification of “internally illuminated sign” definition in ECO**

Doug said the illuminated sign the Select Board was considering erecting is an “electric message center,” which the Town’s current signage ordinances do not include. To help the Planning Board decide whether it should amend or expand its signage ordinances, Ken Emerson will research how other towns—Ellsworth, Sullivan and Lamoine, in particular—deal with such signs in their ordinances, and report back to the Planning Board in December.

## 7. New Business

### a) **Review of CEO forms for applications to Planning Board**

Confusion arose over exactly which “up-to-date” forms board members should review. Ken moved, and Meredith seconded, that the review should be postponed until all board members receive, before their December meeting, final and up-to-date copies they can read and consider in advance of 1) the CEO site plan review

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application; 2) the site plan review checklist; and 3) the finding of facts. The motion passed, 5-0.

The board also decided, without a vote, to review solar system ordinances that had previously been approved as independent ordinances and consider whether to include items “k” and “l” from the Solar System Ordinances Table of Uses in the ECO Schedule of Uses Table, page 23 of 130, when it is updated to incorporate recent changes approved by Town votes.

## **b) Review of past updates of Shoreland Zoning Ordinance**

Minutes of both boards’ meetings record that the Planning Board approved these updated ordinances on Feb. 2, 2022 and sent them to the Select Board, which on April 6 deferred consideration of them “to a later date”—a date that evidently never arrived. So the updates to these ordinances, never having been approved by the Select Board or a Town meeting, are inoperative. The Planning Board decided it cannot review these ordinances or additional updates to them until the Select Board acts on the ordinances as presented to it in 2022. Doug will ask it to do so.

## **8. Adjourn**

Ken moved to adjourn, Debi seconded, and the motion passed 5-0. The meeting adjourned at 6:50.