

**own of Hancock, Maine**

**MINUTES OF JANUARY 8, 2025 PLANNING BOARD MEETING**

Board Members: Doug Kimmel, Ken Emerson, Scott Dyer, Deb Foster, Meredith Akerstein; CEO Kevin Brodie, Assistant CEO Nick Branca

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 December 11, 2024 Planning Board Meeting**

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

**3. Introduction of persons in attendance:** Applicant Richard Zerrien, Stephen Salsbury (representing MacQuinn and Goodwin gravel pits), Colton Sanborn and Patrick Lyons (representing Goodwin gravel pit); Selectperson Adam Foster, Road Commissioner George Moon; and town residents Carol Lowrie, Ruth and Rod Franzius

**4. Public Comment**

None.

**5. CEO Report**

Having been on the job for only a week, Kevin Brodie said he would deliver his first report at the Planning Board's next monthly meeting.

Nick Branca reported that Randy Sinclair had begun work on remediating Coastal Estates' past erosion damage to Alden Bunker's adjacent property, and preventing future erosion.

**6. Old Business: Richard Zerrien/Patriot Homes: Lot #217-001 Annex for storage (fee paid)**

Scott moved to find Zerrien's application complete and to approve it. Deb seconded and the motion passed, 5-0. The permit was approved on three conditions: 1) proof of Department of Transportation approval when Zerrien receives it; 2) a port-a-potty for the annex; and 3) debris and trash to be removed to Patriot Homes dumpster.

**7. Old Business: Changes to ECO regarding Signs and Definitions**

**8. Old Business: Schedule work session for revisions to the Shoreland Zoning Ordinance in the ECO**

The board scheduled a workshop meeting at 5 p.m. on Tuesday, Jan. 14 at which members will consider changes to the ECO regarding:

- i. Signs and definitions
- ii. Shoreland zoning

Later during the meeting this agenda was expanded to include:

- iii. Rezoning as Industrial the site of the Tannery and, possibly, adjacent properties
- iv. Considering updated procedures to follow before and after Planning Board meetings (these are not part of the ECO)

**9. New Business: Initial review of Mineral Extraction application from MacQuinn (Joy Road) for completeness of application material**

Following extended questioning and discussion--during which Steve Salsbury estimated that operations at Joy Road would probably continue "for at least 30 more years"--Meredith moved to find the MacQuinn application complete. Ken Emerson seconded and the motion passed 5-0, under four conditions, that MacQuinn will add to its application:

- i. An updated narrative of continuing liability insurance coverage (Section 2, p. 8)
- ii. Copies of recent Stormwater Facilities Inspection Reports (Section 7, p. 18)
- iii. Corrected copies of the tables in Section 9, following p. 68
- iv. An estimate of the volume of the excavation to be completed in Phase 3-III of operation and conducted during Phase 3-IV

A site visit was scheduled for January 14 at 4 p.m.

**10. New Business: Initial review of Mineral Extraction application from Goodwin (62 Franklin Road) for completeness of application materials**

Deb moved to table consideration of the application until Goodwin, which had been issued two stop work orders and fines for failure to comply with Town ordinances, is in compliance with ordinances and in good standing with the Town.

Discussion: Doug cited Article V-Performance Standards Section 1 E. and Section 2 20. Meredith expressed concern that the Planning Board might be exceeding its authority to enact and apply ordinances, but not to enforce them. Ken also expressed reservations. Eaton Peabody Attorney Patrick Lyons argued that permitting Goodwin to continue operations was the best way to resolve and remediate the problems. At the suggestion of Kevin Brodie, the motion was revised to table consideration of Goodwin's application because it did not disclose, as required, Goodwin's violations and stop work orders.

Doug seconded the motion, which passed, 3-2.

**11. New Business: Request of Select Board for rezoning of former Tannery site**

During an extended discussion board members said they did not have sufficient information on which to base an opinion and share it with the Select Board. They agreed to add this to the agenda for the workshop meeting, and Adam Foster said the Select Board would provide more information before Jan. 14.

**12. New Business: Review of Procedures to be followed before and after Planning Board meetings**

This was added to the agenda at Ken's request. The board agrees to review at the workshop meeting his draft of updated procedures.

**13. Adjourn**

Ken moved to adjourn, Deb seconded, and the motion passed, 5-0. Doug adjourned the meeting at 7:55.