

Town of Hancock, Maine

MINUTES OF FEBRUARY 12, 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 January 8, 2025 Planning Board meeting, and January 14 site visit to MacQuinn Quarry (Joy Road) and Planning Board workshop meeting

Meredith Akerstein moved to approve the minutes of the Jan. 8 meeting, Deb Foster seconded, motion passed 5-0.

Scott Dyer moved to approve the minutes of the Jan. 14 site visit, Deb seconded, motion passed 5-0.

Deb moved to approve the minutes of the Jan. 14 workshop meeting, Meredith seconded, motion passed 5-0.

3. Introduction of persons in attendance: Applicant Stephen Salsbury (representing MacQuinn), Austin Schuver (representing Frenchman Bay Conservancy), Road Commissioner George Moon, and town residents Carol Lowrie, Ruth and Rod Franzius

4. Public Comment

None.

5. CEO Report

Kevin Brodie circulated copies of the Mineral Extraction checklist and Sign Ordinance that he had updated. Otherwise things were slow, he said, and he had nothing to report.

6. Old Business: Mineral Extraction application from MacQuinn (Joy Road)

Deb moved to table consideration of MacQuinn's application until it was complete. Meredith seconded, and the motion passed 5-0.

Discussion: Steve Salsbury said he would provide in time for the next Planning Board meeting an updated narrative of continuing liability insurance coverage, copies of recent stormwater facilities reports, and re-formatted copies of the tables following p. 68 of the original application. He estimated that the volume of earth and rock MacQuinn was applying to excavate would amount to 350,000 cubic yards.

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

Deb moved to table consideration of the changes until Planning Board members reviewed Ken Emerson's proposed changes. Meredith seconded, and the motion passed 5-0.

Discussion: Board members agreed to consider changes to the ECO regarding signs and definitions at their Feb. 26 workshop meeting.

8. New Business: Application of ATV Club for Electronic Message Board

Kevin Brodie reported that he had encouraged the ATV club to defer its application until the Planning Board had agreed on an ordinance governing electronic message boards.

9. New Business: New Fee Schedule

Doug added this to the agenda. Kevin explained that the Select Board has asked the Town lawyer to review its fee schedules, some of which are embedded in ordinances and some of which appear in appendices, creating uncertainty about whether they have received the requisite public approval. The Select Board is sharing a proposed new fee schedule (which does not include Mineral Extraction fees, contained in a separate, stand-alone document) with the Planning Board "as a courtesy," and asking whether it agrees that the schedule is "fair and adequate."

Doug said the Planning Board would acknowledge receipt of the proposed fee schedule and discuss it at the Feb. 26 workshop meeting.

10. New Business: Request of Select Board for rezoning former tannery site

Ken moved to encourage the Select Board to submit a formal, detailed proposal for rezoning to Industrial the tannery site and nearby properties that would specify the boundaries of the properties to be rezoned, their current zoning, the environmental protection measures in place or required, setbacks, etc. Meredith seconded, and the motion passed 5-0.

Discussion: George Moon said the Select Board was flexible about what properties to include in the rezoning, which would benefit the Town and taxpayers by enabling it to sell the tannery property at a higher price, as well as owners of rezoned properties wishing to sell them or expand operations.

Austin Schuver said the Frenchman Bay Conservancy did not yet have a stance on the proposed rezoning but was concerned to preserve the Kilkenny Stream's water quality and the unspoiled nature of the Conservancy's abutting land.

Steve Salsbury said MacQuinn would be interested in expanding in some of the area that the Select Board seeks to rezone as Industrial. George said it would allow MacQuinn, for example, to stockpile excavated rock it now must truck a greater distance, adding to congestion on Route 1.

Meredith noted that if the rezoning were approved, the current usage section of the ECO would have to be considered as well, because many uses prohibited in Commercial Zones would be allowed in a newly designated Industrial Zone.

Steve volunteered Herrick & Salsbury's services to help map the proposed rezoning.

11. Adjourn

Ken moved to adjourn, Deb seconded, and the motion passed, 5-0. Doug adjourned the meeting at 7:26.