

Town of Hancock, Maine

**MINUTES OF FEB. 26, 2025 PLANNING BOARD WORKSHOP MEETING**

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

Town residents: Carol Lowrie

Doug Kimmel called the workshop meeting to order at 6:18.

**1. Quorum Call**

All members of the Planning Board were present.

**2. Review of revised additions to the CEO regarding definitions and sign Ordinance**

The Board reviewed and revised Doug's draft as edited by Ken Emerson. Ken will circulate a copy of the revised Ordinance to members for approval at the next Board meeting.

**3. Update on integrating Shoreland Ordinance with the ECO with help from the Hancock County Planning Commission**

Doug reported that the HCPC's Greg Piduch had agreed to integrate the Town's Shoreland Ordinance into the ECO and update and add sections compliant with Maine's current Chapter 1000 Shoreland Ordinance. Doug will provide him with a clean copy of our current Shoreland Ordinance, and Greg will meet with the Board to review his recommendations.

Doug also reported that the law firm used by the HCPC under the grant for updating the ECO would meet with Doug and Kevin Brodie to review and resolves questions Kevin has raised about our Shoreland Ordinance.

**4. Discussion of proposed rezoning of former Tannery site**

Nick Branca presented a map prepared by Herrick & Salsbury outlining an estimated 1,350 acres to be rezoned as Industrial. The Board felt (and Nick agreed) this was far too sweeping. It asked that:

- i. a new map be prepared proposing to rezone 1,000 or fewer acres and extend no farther than 1,000 feet west of Joy Road, and indicating the exact

size and lot numbers of the properties concerned.

ii. the map and proposal identify the owners of all lots proposed for rezoning and of lots abutting them.

iii. the Selectboard specify the financial benefits and tax advantages it expects rezoning would create.

Doug said the Planning Board could then consider whether to recommend such a detailed map and proposal, which would lead to one or more public meetings.

Members noted that rezoning would enable the MacQuinn and Goodwin quarries to conduct on-site processing, which would reduce truck traffic on Route 1. Ant Blasi and others warned it would also create much more noise, and Ant said he favored restricting processing or forbidding it altogether.

#### **5. Review of CEO's proposed fee schedule**

The Board agreed that the fees Kevin recommended and the increase in the Town's share of them seemed reasonable and appropriate. It suggested that the fee schedule be posted on the Town website and accompany the ECO but no longer be part of or an appendix to it and thereby require public approval of any subsequent change. It also recommended that the fee schedule be dated, and reviewed and updated annually.

#### **6. Review of various review check sheets developed by CEO**

Review deferred to a subsequent Planning Board meeting.

#### **7. Review of progress on a draft manual of Planning Board policies and procedures**

Meredith Akerstein reported that she had not yet found time to work on the draft manual. Review deferred to a subsequent Planning Board meeting.

#### **8. Adjourn**

Meredith moved to adjourn, Ken seconded, the motion passed 5-0, and the meeting adjourned at 8:27.