

Town of Hancock, Maine

**MINUTES OF MARCH 26, 2025 PLANNING BOARD WORKSHOP  
MEETING**

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

Town residents: Ruth Franzius, Carol Lowrie

Doug Kimmel called the workshop meeting to order at 6:02.

**1. Quorum Call**

Ant Blasi was appointed a voting member in Debi Foster's absence.

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

In response to a Select Board request that they review their draft signage Ordinance's prohibition of advertising on an electronic message sign owned and operated by the Town, Planning Board members reaffirmed unanimously their judgment that advertising is inappropriate for a Town sign. Doug will so inform the Select Board.

Ant Blasi moved that the revised signage Ordinance be presented at a public meeting in time for it to be voted on at the annual Town meeting. Not receiving a second, the motion failed.

*Doug recommended reversing the order of the next two items on the meeting's public agenda. Members agreed, and these minutes follow suit.*

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

Nick Branca presented a new map prepared by Herrick & Salsbury proposing to rezone 720 acres between Joy Road and Route 182 as Industrial. Extensive discussion ensued. Members agreed to schedule and advertise a public hearing on the rezoning on April 17, and to send letters to all abutting property owners.

- Carol Lowrie and Comprehensive Plan Co-Chair Ruth Franzius suggested such rezoning be deferred to or done in conjunction with the

Comprehensive Plan. What's the rush?

- Ant opposed the rezoning because it would put a burden on neighbors and discourage other uses of the area, such as housing.
- Ken said he could not make a judgment without more information and public input, and that a public hearing was a good place to begin.
- Ruth and Doug raised concerns about the rezoning's effect on a neighboring mobile home park.
- Nick said that the Town would enjoy a tax advantage from the rezoning if MacQuinn and/or Goodwin added to their quarries the on-site processing permitted in an Industrial Zone.
- Meredith and Ken recommended that the Planning Board should clearly state at the April 17 hearing that it had not endorsed or approved but had been asked to *consider* a rezoning proposal, and was seeking public input to inform its decision, which might be to approve or reject the proposal, or to defer and refer it to the new Comprehensive Plan.

Doug made and Ken seconded a motion that the public announcement and letters to abutters regarding the April 17 hearing state that the Planning Board is holding a public hearing to seek input from the public regarding rezoning portions of the land between Joy Road to Route 182. The motion passed, 5-0.

Scott Dyer stressed the importance of publicizing the meeting to encourage a large and diverse turnout. Meredith volunteered to post additional notices.

It was agreed that three maps be made publicly available by April 3 at the Town Office showing different stages of the rezoning proposal and showing 1) just the Tannery site, 2) the 1,350-acre proposal (dated March 9-10), and 3) the 720-acre version (dated Feb. 24). The MacQuinn Road will be re-identified as Joy Road.

Carol and Scott recommended displaying at the Town Office a large map identifying the owner of each property within and abutting the area(s) proposed for rezoning.

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

The Board edited the HCPC's additions to the integrated ECO as follows:

- Change the word "district" to "zone" throughout the additions and changes.
- Remove the Fee Schedule from the ECO.
- P. 24: Delete 9. OTHER a), b) and c).
- P. 65, C. i: Delete "Except the General Development Districts and Commercial Fisheries/Maritime Activities District."
- P. 91, D. (4) and (5): Change "Will conserve" and "Will protect" to "Will not adversely affect."
- P. 91, D. (7): Delete "Commercial Fisheries/Maritime Activities District."
- Pp. 103-104: Delete the entire definition of CHANGE OF LAND USE.
- P. 106, DESIGNATED AGENT: Change "related" to "other."
- P. 111, LANDOWNER, line 2: Change "than" to "from."

Kevin Brodie and Nick will edit the entire updated ECO to eliminate repetition and contradiction before it is submitted to the Town lawyer for final review.

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

Review deferred to a subsequent Planning Board meeting.

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

Meredith reported she had not completed to work on the manual. Review deferred to a subsequent Planning Board meeting.

#### **6. Adjourn**

Ken moved to adjourn, Doug seconded, the motion passed 5-0, and the meeting adjourned at 8:02.