

Town of Hancock, Maine

MINUTES OF MAY 14, 2025 PLANNING BOARD SITE VISIT AND MEETING

SITE VISIT TO GOODWIN QUARRY

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

Others: Stephen Salsbury, Patrick Lyons, Colby Sanborn, Ruth and Rod Franzius, David Wildes, Brett Ciccotelli, Carol Lowrie

The site visit commenced at 5:06 pm.

Stephen Salsbury conducted a tour of the four-acre site Goodwin is applying for a permit to blast and excavate. He showed its proximity to a private shooting range that had previously been permitted. Excavation would proceed over the course of 5-10 years, demand for the product determining its pace. Processing would not be conducted on-site. Rainwater, Salsbury said, would drain through the bottom of the excavated bowl.

The mobile home park on adjacent property is “more than a quarter-mile away,” Salsbury said. When excavation is completed, the bowl will be seeded and might be appropriate for a solar panel installation or residential housing.

Kevin Brodie said the CEO or an assistant would monitor the site “regularly” for compliance with Town ordinances and Goodwin’s agreement with the Selectboard.

The site visit concluded at 5:20 pm.

PLANNING BOARD MEETING

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

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

1. Conflict of Interest Recusals & Quorum Call

Quorum present; no conflicts or recusals.

2. Approval of Minutes of April 9, 2025 Planning Board Meeting and April 17 Public Hearing and Planning Board Meeting

Deb Foster moved to approve the minutes of the April 9 Planning Board meeting, Scott Dyer seconded, motion passed 5-0. Meredith Akerstein moved to approve, with minor corrections, the minutes of the April 17 public hearing and Planning Board meeting. Deb seconded, and the motion passed 5-0.

Discussion: The Planning Board confirmed that the approved minutes of its April 17 public hearing verify that the draft letter erroneously circulated to the Selectboard in April did not represent accurately the motion that its members passed on April 17 regarding rezoning the former tannery site and adjacent properties.

3. Introduction of Persons in Attendance

Town Clerk Cheryl Robinson, Road Commissioner George Moon. Selectperson-elect Carol Lowrie, Ruth and Rod Franzius, Brett Ciccotelli, Stephen Salisbury

4. Public Comment

Brett Ciccotelli noted that 1) maps of all three proposed rezonings of the tannery site and adjacent properties were not widely available prior to and at the April 17 public hearing, and 2) the number of votes tallied in the “straw poll” of attendees exceeded the number of attendees recorded in the approved hearing minutes. He said he and some other attendees were “shocked” by the letter circulated at the Selectboard meeting. Doug said *he* was shocked, too.

Carol Lowrie asked whether residents of the mobile home park adjacent to the Goodwin quarry, or only the park’s owner, had been notified of Goodwin’s application to expand operations. Kevin Brodie and Nick Branca said the Town’s ground rule was to notify only property owners.

She also noted that building permits recorded on the Town website were not up to date. Kevin said he had learned of this only recently and would speak to “whoever runs the website.”

5. CEO Report

Kevin said that editing and updating the Environmental Control Ordinance were close to completion. Deb and Ken Emerson asked that he continue his predecessor’s practice of delivering a monthly CEO report to the Planning Board

as well as to the Selectboard. Kevin said he would do so, and noted that from March 25 to April 16 he had issued \$4,566.80 in building permits (6 houses, 3 accessory structures, 1 sign, 1 shoreland, and 1 demo).

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

Doug asked who was responsible for keeping records of Findings of Fact. Kevin said the Chair of the Planning Board and the CEO were jointly responsible. Nick said that Sandy was responsible for filing them.

Meredith moved that henceforth all Findings of Fact be signed not only by the Planning Board Chair but also by all Planning Board members voting to approve them. Ken seconded, and the motion passed 5-0.

Meredith asked that a copy of the certification of the renewal of MacQuinn's liability insurance be circulated to all Planning Board members. Her request was granted.

Ken moved to approve the MacQuinn Findings of Fact with every member's signature. Meredith seconded, and the motion passed, 5-0. Nick noted that the document had to be notarized.

Planning Board members also signed copies of the MacQuinn proposal's map. Doug reminded members that their approval was under the conditions that:

- i. The Selectboard approves the reclamation bond for phase 3-V
- ii. Blasting shall be conducted in accordance with the second amended consent decree or any future amendments thereto
- iii. Copies of the semi-annual water test reports from the monitoring wells shall be sent to the Planning Board and CEO
- iv. Copies of the semi-annual wet pond inspections shall be sent to the Planning Board and CEO
- v. The CEO confirms reclamation of 4/5 of Phase 3-IV before Phase 3-V begins

Meredith moved to add scheduling a public hearing on the Goodwin mineral extraction application to the agenda at the end of Old Business. Ken seconded, and the motion passed, 5-0.

7. Old Business: Revised Signage Ordinance

Ken asked whether the Selectboard had replied to the Planning Board's letter reconfirming its insistence that a Town electronic message board contain no

commercial advertising. Cheryl Robinson said she could “guarantee” that a Town sign would not contain any advertising.

Meredith moved to approve Doug’s draft and Ken’s edits of the new signage ordinances. Deb seconded, and the motion passed, 5-0.

8. Old Business: Report to Selectboard on the Public Hearing for Rezoning the Former Tannery Site

Carol Lowrie continued Brett Ciccotelli’s questioning of the legitimacy of the April 17 town hearing’s “straw vote.”

The Board agreed that Doug should send a “short but sweet” second letter to the Selectboard correcting the erroneously circulated draft and reflecting accurately the approved minutes of the April 17 meeting: “Board members agreed they could not approve a rezoning proposal without an accurate map. Deb moved that the Planning Board send a letter to the Selectboard stating that it is in favor of rezoning and will present a proposal when it has reviewed and approved a map that represents accurately the areas it recommends rezoning. Meredith seconded, and the motion passed, 5-0.”

Doug will circulate a draft of this letter to Planning Board members for their comments and edits. Every draft will be clearly identified as a draft by a watermark or other means.

Kevin and Nick will prepare a tax map indicating the number, owner and zoning of every lot in the area bounded by Route 1 to the south, by Kilkenny Stream to the west, the railroad tracks to the north, and Route 182 to the east.

9. Old Business: Scheduling a Public Hearing on the Goodwin Mineral Extraction Application

Ken moved to schedule a public hearing at the beginning of the next monthly Planning Board meeting on June 11. Scott seconded, and the motion passed, 5-0.

10. New Business: Mineral Extraction Application from Dirigo Materials

In the absence of a representative of Dirigo Materials, Ken moved to table consideration of its application. Deb seconded, and the motion passed, 5-0.

11. New Business: Compensating Planning Board Members

Adding this to the agenda, Doug made a motion to divide the board's stipend equally among its six members (rather than by the number of meetings each had attended during the past 12 months). Scott seconded, and the motion passed, 5-0.

12. New Business: Scheduling a Workshop Meeting to Review Updates to the ECO

In another addition to the agenda, the Planning Board scheduled a workshop meeting for 5 p.m. on May 28.

13. Adjourn

Ken moved to adjourn, Deb seconded, and the motion passed, 5-0. Doug adjourned the meeting at 7:18.