

Town of Hancock, Maine

**MINUTES OF MAY 28, 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

Doug Kimmel called the workshop meeting to order at 5:03.

**1. Quorum Call**

All members of the Planning Board were present.

**2. Introduction of Persons in Attendance**

Cheryl Robinson, Carol Lowrie, Ruth Franzius, David Johnston

**3. Public Comment**

David Johnston recommended giving to the Frenchman Bay Conservancy 250 feet of land on each side of Kilkenny Stream to preserve this natural resource within an area under consideration for rezoning.

**4. Review a new map of the area surrounding the old Tannery site that is under consideration for rezoning**

Noting how time-consuming item #5 on the workshop meeting agenda would be, Ken Emerson moved to defer reviewing this map to the next regular Planning Board meeting. Meredith Akerstein seconded, and the motion passed, 5-0.

**5. Review proposed revisions and updates of the Environmental Control Ordinance integrating new state regulations and the Town's Shoreland Ordinance**

Doug asked Kevin Brodie the rationale for each substantial change and recorded whether it was made to comply with new state regulations, reflect Planning Board recommendations, resolve inconsistencies or reduce redundancies, or for any other reason.

The Board reviewed the revised ECO page by page, making copy-editing

corrections and asking Kevin to rewrite unclear or confusing passages. These corrections and passages included:

Pp. 9-10. Note that the references to Section 5(C)(12)(a) refer to Shoreland Standards. *[And throughout the document consistently hyphenate or not hyphenate “non-conforming” and “non-conformity.”]*

P. 14, F.1. Clarify the state’s confusing wording, “separate ownership.”

P. 16, Deleted Section C. Determine where else in the revised ECO this section appears, because it must appear somewhere.

P. 16, new C.1. Delete “when they occur within the limits of the shoreland zone exclusive of p. 16, the Stream Protection Zone.”

P. 23, Resource Extraction Activities c), d) and d-1). Clarify, condense and renumber these confusing and redundant categories, and revise the MEO accordingly.

P. 36. Move b) DIMENSIONAL REQUIREMENTS, SPECIAL EXCEPTIONS to the dimensional requirements for the Mobile Home Park Zone on P. 38.

P. 46. Kevin will clarify the confusing state wording in the first paragraph under MULTIPLE DWELLINGS ON A SINGLE LOT. He will also check the wording of the last sentence on this page, under a. Undeveloped Parcels as of July 1, 2024, to ensure it is consistent with state requirements and the Town’s subdivision ordinance.

P. 52. Kevin will reword the first sentence on this page.

P. 53, 3). Insert “attached to buildings” after “Signs.”

P. 54, 32 b. SITE CONDITIONS. Kevin will clarify the wording of this sentence.

Pp. 82-83. Move SIGNS to P. 101.

Pp. 98-99, 6. DECIDING ON A PUBLIC HEARING. End the last sentence with "... mutual agreement of the Board and the applicant in writing."

P. 101, K. PROFESSIONAL REVIEW. 1. ADDITIONAL STUDIES. Delete the added sentence beginning, "If the applicant believes the additional studies are unreasonable...."

P. 102, O. ACCESS TO SITE AND RECORDS. Delete "8-5 Monday through Saturday."

P. 103, Section 9: ADMINISTRATION A, (3) Planning Board. Replace "State law" with "the Hancock Planning Board Ordinance."

Pp. 104-106, D. Procedure for Administering Permits and E. Special Exceptions. The Board agreed to discuss at a subsequent meeting the details of these provisions, especially with respect to deadlines for Planning Board decisions.

P. 112, h. Rewrite to read: "The applicant shall record all variances granted by the Board of Appeals with the Hancock County Registry of Deeds within ninety (90) days of their granting, and provide a photocopy to the Board of Appeals."

## **6. Adjourn**

After nearly three hours, the Board agreed to suspend its review on p. 114 and tackle the remaining 45 pages of definitions and appendices at its next regular meeting. Meredith moved to adjourn, Deb Foster seconded, and the motion passed 5-0. The meeting adjourned at 8 p.m.