

# TOWN OF HANCOCK

P.O. BOX 68 · 18 POINT ROAD · HANCOCK MAINE 04640  
PHONE: (207) 422-3393 FAX: (207) 422-6705



## MINUTES OF THE JUNE 11, 2025 PLANNING BOARD MEETING

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

Doug Kimmel called the meeting to order at 6 p.m.

### 1. Conflict of Interest Recusals & Quorum Call

No recusals. Doug designated Ant Blasi a voting Board member in Scott Dyer's absence.

### 2. Approval of Minutes of May 14, 2025 Planning Board Site Visit and Meeting

Ant moved to approve the minutes with minor corrections, Deb seconded, and the motion passed, 5-0.

### 3. Introduction of Persons in Attendance

Selectboard member-elect Robin Stratton, Road Commissioner George Moon, Stephen Salsbury (representing Goodwin and Dirigo Materials), Brian Raymond and Sara Caldwell (representing Eurovia Atlantic Coast [Dirigo Materials]), Austin Schuver (representing Frenchman Bay Conservancy), and Ruth Franzius.

### 4. Public Comment

None.

### 5. CEO Report

In Kevin Brodie's absence, Nick Branca reported issuing, from May 21 to June 11, 15 building permits (3 houses, 3 accessory dwelling units, 3 garages, 3 solar, 1 shoreland, 1 road, and 1 vegetation) and 29 plumbing permits (24 internal, 5 septic), for a total of \$8,868.60 in Town revenue. **[Nick and/or Kevin: Would you please current or confirm these figures and dates???**

Nick said Kevin and he continued to work on revising and updating the Environmental Control Ordinance.

### 6. Old Business: Reschedule Public Hearing of Goodwin's Mineral Extraction Application

After Doug apologized for failing to advertise a public hearing sufficiently far in advance, a new public hearing was scheduled for July 9.

# TOWN OF HANCOCK

P.O. BOX 68 · 18 POINT ROAD · HANCOCK MAINE 04640  
PHONE: (207) 422-3393 FAX: (207) 422-6705



## **7. Old Business: Mineral Extraction Application from Dirigo Materials for Dow Property**

Stephen Sinclair outlined the proposal to expand Dirigo's operations in Ellsworth into the adjacent Dow property in Hancock, portions of which are zoned Industrial, Shoreland Overlay, and Aquifer Protection Overlay. He assured the Board that the mandated 250' setback and a contoured stormwater storage pit would protect nearby Simmons Pond.

The Board reviewed Dirigo's application for Phase One of its planned two-phase expansion over 30 years. Sara Caldwell said that Dirigo currently had no plans to conduct processing on the property but wanted to preserve that as a future possibility since processing is permitted in an Industrial Zone. She added there were no plans to blast.

Ant noted that Dirigo had no reclamation plan for Phase One, although one is required for each approved phase. Sara Caldwell said that Phase Two's proposed excavation and extraction in the northern portion of the Dow property would require access through and continued activity in the southern portion excavated in Phase One. At the end of Phase One, Dirigo will reclaim the slopes of the area it has excavated but not the bottom in order to allow that access and activity.

A site visit was scheduled for 5 p.m. on July 9, and the review of the completeness of its application will continue at that evening's regular Planning Board meeting. Dirigo will provide the Board ahead of that meeting with:

- 1) A letter appointing an agent for the proposed project
- 2) Copies of Dirigo's letters of intent to apply to the Town and of notification to abutters, and the five exhibits attached to them.

These will enable the Board to rule on the completeness of Dirigo's application.

## **8. Old Business: Request of Selectboard to rezone former Tannery site**

Nick informed the Planning Board that the Selectboard had decided it favored limiting the proposed rezoning from Commercial to Industrial to the former Tannery site rather than extending it to adjacent properties. Meredith Akerstein and Ken Emerson opposed expanding the rezoning any farther at this time.

Austin Schuver, representing Frenchman Bay Conservancy, suggested *not* rezoning to Industrial the portion of the property west and north of Kilkenny Stream and Meadow

# TOWN OF HANCOCK

P.O. BOX 68 · 18 POINT ROAD · HANCOCK MAINE 04640  
PHONE: (207) 422-3393 FAX: (207) 422-6705



Brook, which is now zoned Rural Undeveloped, so as not to encourage mineral processing and other activities in that environmentally sensitive area.

Ken moved to recommend to the Selectboard rezoning as Industrial the portion of the former Tannery site (Map 219, Lot 038) that is east and south of Kilkenny Stream and Meadow Brook, recognizing that the stream and the brook remain in the Stream Protection Zone and the Resource Protection Zone, respectively, and are subject to state environmental-protection standards. Deb Foster seconded and the motion passed 4-1, with Ant opposing.

The area that the Board recommends rezoning is ~110 acres.

Ken will draft and Doug will send a letter informing the Selectboard of its recommendation.

## **9. New Business: Workshop meeting for ECO and other ordinance updates**

The Board scheduled a workshop meeting for July 1 at 5:30, when it will continue its review of the revised ECO.

## **10. Adjourn**

Ken moved to adjourn, Meredith seconded, and the motion passed, 5-0. The meeting adjourned at 7:46.