

## **Town of Hancock, Maine**

### **MINUTES OF JULY 1, 2025 PLANNING BOARD WORKSHOP MEETING**

Board Members: Doug Kimmel, Ken Emerson, Deb Foster, Meredith Akerstein, Ant Blasi; CEO Kevin Brodie

Others in attendance: Ruth Franzius, Judy Josey

Doug Kimmel called the meeting to order at 5:31 pm and appointed Ant Blasi a voting member in Scott Dyer's absence.

#### **1. Public Comment**

Judy Josey, a Town resident who sells perennial flowers at her home on the Cross Road and posts signs advertising them during the summer, said that current sign permits for temporary signs limit them to 30 days. Following advice from the CEO and Selectboard, she either takes down her signs for one day or changes them after 30 days. She asked whether this period could be extended to allow Hancock residents to display signs throughout a season.

Ken Emerson moved to consider amending the signage ordinance at a subsequent Planning Board meeting. Deb Foster seconded and the motion passed, 4-1, Ant opposing.

#### **2. Review of Updates and Revisions of the Environmental Control Ordinance**

A. The board began by reviewing revised definitions. Kevin Brodie and Sandy recorded recommended revisions to AGGRIEVED PARTY, CHANGE OF LAND USE, CROSSING, DECK, DESIGNATED AGENT, GROUND WATER IMPACT ANALYSIS, HAZARD TREE, LANDOWNER, LOT COVERAGE, LOT LINE, PORCH (adding at its end: "The area shall be considered part of the footprint."), RESTAURANT e., and TIMBER HARVESTING.

B. Recommended change in APPENDIX B. ROAD AND DRIVEWAY STANDARDS:

1. ROADS AND DRIVEWAYS: change to "by a person or persons appointed by the Selectboard."

C. Recommended change in APPENDIX C. TIMBER HARVESTING

Kevin will replace this appendix with a paragraph or two explaining that harvesting timber requires a Town permit, but is regulated and enforced by the state's Department of Forestry, and referring readers to that department for information about its requirements.

D. Returning to earlier portions of the ECO, the board recommended the following changes:

- i. P. 14: F. NON-CONFORMING LOTS 1.: Change clause in the first sentence to read: "... provided that such lot is not contiguous with any other lot under the same ownership, and that...."
- ii. P. 16: Restore C. CHANGES TO THE OFFICIAL ZONING MAP: delete the clause, "...in accordance with Section 1.C.," and re-letter the following section accordingly.
- iii. Pp. 43-45: 17: MINERAL EXPLORATION AND EXTRACTION. Ruth Franzius noted that the current MEO covers mineral extraction but not mineral *exploration*. The board agreed to delete add the material covering mineral exploration from the revised ECO and add it to the revised MEO.
- iv. Pp. 46-47: MULTIPLE DWELLINGS ON A SINGLE LOT: Kevin will review to make sure this complies with state provisions in LD 2003.
- v. Pp. 103-104: SECTION 9: ADMINISTRATION: Kevin will review whether this section appears elsewhere in the CEO.
- vi. Pp. 104-105: D. Procedure for Administering Permits. Replace thirty-five with sixty days throughout.
- vii. P. 119. DEFINITIONS. Add definition of DENSITY, and replace "houses" with "dwelling units." Kevin will review to make sure this complies with state provisions in LD 2003.
- viii. P. 135. DEFINITIONS, SUBDIVISION. Kevin will review to make sure this complies with state provisions in LD 2003.

### **3. Adjourn**

Ken moved to adjourn, Deb seconded, and the motion passed, 5-0. Doug adjourned the workshop meeting at 7:30.