

# TOWN OF HANCOCK

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



## MINUTES OF AUGUST 13, 2025 PLANNING BOARD MEETING

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

Doug Kimmel called the meeting to order at 6 pm.

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

Associate Planning Board Member Ant Blasi was appointed a voting member in the absence of Scott Dyer.

Ken Emerson noted he was friends with all the parties to a dispute over a permit issued for the Atherton property that would be aired at this meeting. He said this would not cloud his judgment and he was not asked to recuse himself.

Ken asked that the meeting's agenda be amended to include approval of the minutes of the board's July 1 workshop meeting, and the agenda was so amended.

### 2. Approval of the Minutes of the July 1 Workshop Meeting and the July 9 Site Visit, Public Hearing, and Planning Board Regular Meeting

Deb Foster moved to approve the minutes of the July 1 workshop meeting, Meredith Akerstein seconded, and the motion passed, 5-0.

Deb moved to approve, with minor corrections, the minutes of the July 9 site visit, public hearing, and Planning Board Regular Meeting, Meredith seconded, and the motion passed, 5-0.

### 3. Introduction of Persons in Attendance

Selectpersons Carol Lowrie and Robin Stratton, Dirigo's designated agent Sara Caldwell and representative Stephen Salsbury, Jordan Fountain, Robert Schwartz, Margaret Atherton, Frances Atherton, Ruth Franzius, Sydney Akerstein

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## 4. Public Comment

i. Jordan Fountain expressed her concerns about inaccuracies in a permit CEO Kevin Brodie had issued for adding a dwelling on the abutting Atherton property, and she asked what steps she and her husband could take to challenge that permit. Kevin was on vacation and not present to explain or defend his permit. Planning Board members explained that the board, which is responsible for drafting and overseeing ordinances but not for enforcing them, has no authority over the CEO, who reports to the Selectboard. They advised Jordan to meet with Kevin upon his return, and if not satisfied to take her complaint to the Board of Appeals.

Invited to speak on the Athertons' behalf, Robert Schwartz and Margaret Atherton said briefly that everything they had done had been done with the CEO's approval.

ii. Carol Lowrie said the version of the Environmental Control Ordinance posted on the Town website was full of highlighted sections, and that the date on the document raised questions about whether voters had approved some of these highlighted changes and additions. In addition to being confusing, is this version of the ECO correct?

Doug replied that the date on the online document was inaccurate, and that voters had approved the highlighted sections at the November 2024 public hearing. He said he would work with Sandy to clean up and clarify the posted ECO.

## 5. CEO Report

In Kevin's absence, Nick Branca reported that in the past four weeks building permits had been issued for 5 homes, 4 sheds or accessory dwelling units, 1 garage, and 1 driveway, for a total of \$2,300.30, and plumbing permits for 1 internal system, 2 new septic systems, and 1 replacement septic system, for a total of \$1,455.

## 6. Old Business: Signing of Findings of Fact for John Goodwin, Jr.'s Mineral Extraction Application

Ken and Meredith noted inaccuracies in the Finding of Facts and said they would send corrections to Doug so the board could review and sign a corrected version at its September 10 meeting.

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## **7. Old Business: Prepare for Public Hearing of Dirigo's Mineral Extraction Application**

Doug said that Sandy would be reminded before her vacation to advertise in advance the Sept. 10 public hearing.

## **8. Old Business: Plan for Workshop Meeting to Review Proposed MEO Changes**

Meredith said it was premature to schedule a review until the revised MEO included the changes the board had recommended at its previous meeting: adding "exploration" to the ordinance's title, adding it to the ordinance's definitions, and including information about exploration deleted from the revised ECO.

Ken noted that in addition to a complete MEO and CEO, a workshop meeting should consider a long-deferred amendment covering temporary signage.

Ruth Franzius questioned whether the information about mineral exploration should appear in the ECO or the MEO.

As designated agent for Dirigo, Sara Caldwell said she would appreciate being included in discussion of a revised MEO. Doug assured her the public is welcome to all workshop meetings.

In light of the work still to be done, the board decided to wait until its September 10 regular meeting to schedule the next workshop meeting.

## **9. Adjourn**

Deb moved to adjourn, Meredith seconded, and the motion passed, 5-0. The meeting adjourned at 7:10.