

TOWN OF HANCOCK

P.O. BOX 68 · 18 POINT ROAD · HANCOCK MAINE 04640
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PLANNING BOARD MINUTES, September 10, 2025

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

Doug Kimmel called the meeting to order at 6 pm.

Public Hearing for Dirigo Materials Mineral Extraction Application

I. Conflict of Interest Recusals & Quorum Call

No recusals, and a quorum of Planning Board members present.

II. Introduction of persons in attendance

Sara Caldwell, Brian Raymond and Stephen Salsbury (representing Dirigo Materials); Selectboard members Carol Lowrie and Robin Stratton; Ruth and Rod Franzius

III. Description and Public Discussion of Mineral Extraction Application

Ant Blasi reminded the board that he had pointed out at its July 9 meeting that Hancock's Mineral Extraction Ordinance requires that a well within each 5-acre property from which minerals are to be extracted monitor its effects on the water level. The well that Planning Board members were shown during their July 9 site visit is located in Ellsworth, near but not within the Hancock property Dirigo is seeking a permit to excavate.

Board members and the audience offering no other comments, Scott Dyer moved to adjourn the public meeting, Deb Foster seconded, and the motion passed, 5-0.

Regular Meeting

I. Approval of Minutes of August 13 Planning Board Meeting

Meredith Akerstein moved to approve the minutes, Deb seconded, and because Scott was absent from the August 13 meeting, Doug appointed Ant a voting member to vote in his place. The motion passed, 5-0.

II. Public Comment

Ken Emerson expressed disappointment that CEO Kevin Brodie was absent from a second consecutive Planning Board meeting, so members could not learn the reasoning

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behind the permit issued for a new dwelling unit on the Atherton family's shoreland property—a permit that had been contested during the Public Comment portion of the Planning Board's August 13 meeting. Doug ruled Ken's comment out of order.

III. CEO Report

Assistant CEO Nick Branca said there was no CEO report.

IV. Old Business: Goodwin Mineral Extraction Application: Findings of Fact
Board members signed copies of the revised and corrected Findings of Fact.

V. Old Business: Schedule workshop for revision of ECO and MEO
Given the volume of revisions and updates to be made and approved, Meredith suggested conducting one workshop meeting to finalize a revised MEO, and a second to address the ECO.

Nick said it was imperative that a clean copy of the revisions and updates to the ECO that voters had approved on Nov. 26, 2024 be sent to Augusta for approval. Doug said he would make sure that Sandy or Cheri sends Augusta a copy of those revisions and updates.

Meredith made and Ken seconded a motion to schedule a workshop meeting to review and approve a revised MEO. The motion passed, 5-0, and a workshop meeting was scheduled for 5:30 on October 16. Sara Caldwell said she would like to attend that meeting.

VI. New Business: Dirigo Mineral Extraction Application: Findings of Fact
The board reviewed and discussed item by item. Meredith moved, seconded by Deb, to approve the Findings of Fact and Dirigo's application on three conditions:

- 1) That Dirigo secure a performance bond of \$70,000;
- 2) That a pre-existing or new well on the Hancock property monitor ground water quantity and quality; and
- 3) That an updated map of the site indicate the location of this well.

The motion passed, 5-0.

VII. Adjourn

Ken moved to adjourn, Deb seconded, and the motion passed, 5-0. The meeting adjourned at 7:40.