

Town of Hancock, Maine

**MINUTES OF OCTOBER 16, 2025 PLANNING BOARD WORKSHOP
MEETING**

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

Town residents: Robin Stratton, Ruth Franzius

Others attending: Sara Caldwell (representing Dirigo Materials)

Doug Kimmel called the workshop meeting to order at 5:40.

I. Review of revised Mineral Exploration and Excavation Ordinance

Ant Blasi reminded the Board that it would have to revise the mineral extraction checklists and findings of fact to reflect the revised MEO (or MEEEO).

The Board recommended to Kevin Brodie that he incorporate into the revised MEO as a new Article III all the information about mineral exploration that now appears in the Environmental Control Ordinance. (Ruth Franzius argued that mineral exploration continue to be covered in the ECO.)

The Board discussed how best to cite references to state laws and regulations—in parentheses, footnotes or endnotes?—and how to minimize the work involved in repeatedly updating citations as new laws are enacted and old laws amended without requiring a public vote to approve each change. The Board agreed that endnotes would be preferable but was uncertain whether changes to these would require public approval. Doug said he ask the Maine Municipal Association what kinds of updates to citations can be made without voter approval.

Sara Caldwell said (and Meredith Akerstein agreed) that MEO permit applicants would find it helpful for exemptions to the MEO to be noted early and prominently in the ordinance.

On p. 8 of the revised MEO, Article IV APPLICATION, Section 2 Expansion of Existing Operations, A. Requirements, 7 v. was reworded to read: “A performance guarantee in the form of a bond, letter of credit, or such other financial instrument for an amount approved by the Planning Board and deemed satisfactory by the Selectboard covering the cost of reclamation and other, unforeseen events.”

P. 10, Article IV APPLICATION, Section 5 Application Procedures A. 3: Change “thirty” to “sixty.”

P. 10, Article IV APPLICATION, Section 5 Application Procedures C. Planning Board Decision on an MEO Application 3.: Delete last sentence.

P. 11, Article IV APPLICATION, Section 6 Inspections, A. Annual Inspections: Rewrite the beginning of the next to last sentence to read: "In cases of non-compliance, the CEO shall first issue a warning and then, if this is not corrected, a STOP WORK ORDER...." Delete the final sentence.

P. 11, Article IV APPLICATION, Section 7 Conditions and Limitations D. Expert Consultant, insert "Planning Board's" before "... technical review fund."

P. 12, Article V PERFORMANCE STANDARDS, Section 2 Performance Standards, C. 3. Groundwater protection a.: Delete "may."

P. 12, Article V PERFORMANCE STANDARDS, Section 2 Performance Standards, C. 3. Groundwater protection b. and c: In both entries change "should" to "shall."

P. 22, Article VI PERFORMANCE GUARANTEES, Section 1 Types and Contents of Guarantees": In the last sentence of the first paragraph, change "determined" to "approved by the Selectboard."

P. 25, Article IX AMENDMENT OF THE ORDINANCE, Section Process of Adoption, B. Change "thirty" to "forty-five."

Meredith said and other members agreed that the Planning Board should play a more assertive role in investigating and setting the amount of the performance bond required of an applicant for an MEO permit.

Members agreed that specialized terms, such as "leachate," "grubbed area," and "sheet flow," should be added to the MEO's Definitions section, as well as a definition of "mineral exploration." Ken Emerson and Meredith will give Kevin their suggestions.

Sara Caldwell questioned the ordinance's requirement that the well on an excavation site measure water quality as well as quantity because well water is usually murky and often fails to provide an accurate measure of quality. Ant and Meredith led the Board in insisting that excavators submit regular reports of water quality tests, even if they are not entirely reliable.

Ken provided Kevin with a detailed copy-edit of the revised MEO.

II. Adjourn

Meredith moved to adjourn, Deb seconded, the motion passed 5-0, and the meeting adjourned at 8:00.