

# TOWN OF HANCOCK

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



## MINUTES OF NOV. 12, 2025 PLANNING BOARD MEETING

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

Doug Kimmel called the meeting to order at 6:00.

### **I. Conflict of Interest Recusals & Quorum Call**

A quorum was present, no recusals for conflicts of interest at this time (see IX. below).

### **II. Introduction of persons in attendance**

Ken and Carol Gunning, Sara Caldwell (representing Dirigo Materials), Steve Salsbury (representing Dirigo and Elliott Jordan & Son), Rusty Goodwin (representing Deerfield Enterprise), Ruth Franzius, Timothy Howie, and Selectboard members Carol Lowrie and Robin Stratton

### **III. Public Comment**

Carol Gunning expressed concern that a possible subdivision might exacerbate already dangerous traffic congestion on Ranch Road, a private road. Doug assured her that any subdivision, including its effects on traffic, would require approval by the Planning Board and the state Dept. of Transportation.

Carol shared a letter from the Sheriff's office documenting traffic accidents and fatalities at the intersection of Ranch Road and Route 1. Ant Blasi suggested that the Planning Board accept the letter as part of the public comment period. Doug approved this.

### **IV. Approval of Minutes of Planning Board Regular Meeting October 8, 2025**

### **V. Approval of Minutes of Planning Board Workshop October 16, 2025**

Scott Dyer moved that both sets of minutes be approved, Deb Foster seconded, and both were approved, 5-0.

### **VI. CEO Report**

Kevin Brodie reported 11 building permits, totaling \$4,146.50: 2 demolitions, 2 garages, 2 houses, the Emergency Management Assistance building, 2 additions to homes, 1 addition to a cell tower, and 1 deck. Eight plumbing permits totaled \$840.

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Kevin said he would submit to the Selectboard, possibly as early as next week, a proposal for a new, improved computer system to issue permits.

## **VII. Old Business: Mineral Extraction application from Dirigo Materials: Findings of Fact—Performance Bond**

Sara Caldwell said she thought the \$70,000 performance bond that the Planning Board had made a condition of its approval of Dirigo's application was excessive. The Board discussed at length how and by whom performance bonds are determined and approved. Meredith Akerstein suggested such bonds should include an additional 10 to 15 percent for inflation. Sara said that seemed reasonable. Doug noted that the Planning Board had erred in considering Dirigo's performance bond as if it were for a quarry requiring blasting, rather than a gravel pit.

Meredith moved to inform the Selectboard that it was amending and recommending for the Selectboard's approval a performance bond of \$40,000. Deb Foster seconded, and the motion passed, 5-0. The recommendation will be accompanied by a copy of Wardwell Construction's estimate of the cost of Dirigo's reclamation plan.

Meredith expanded her motion and included deletion from its conditions of approval the requirement that Dirigo establish an existing or new well to monitor groundwater. Deb seconded, and the motion passed, 5-0. Planning Board members will sign a clean copy of the amended Finding of Facts.

## **VIII. Old Business: State DEP Approval of ECO Amended November 2024**

Ant pointed out and Doug confirmed that the state has the authority to approve only ordinances affecting shoreland property. Doug and Kevin reported that most of the DEP's objections to the amended ECO are semantic rather than substantive. Meredith moved to authorize Doug and Kevin to meet with the DEP's Jessica Sayers and report back to the Board their discussion of what changes will be necessary to secure its approval. Ken Emerson seconded, and the motion passed, 5-0.

## **IX. New Business: Deerfield Enterprise Application for Outdoor Storage at 50 Antler Ridge Road: Tax Map 220; Lot No. 030.**

Deb recused herself from this discussion and vote because she's a cousin of the applicant. Rusty Goodwin described the project as a private, uncovered storage and parking lot for up to 70 campers and boats. It would be 400 yards from the previously approved shooting

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range on the same property, which is zoned Commercial. There are no plans for signage or fencing, Rusty said, promising to apply for permits for any such improvements. Some discussion ensued about how to characterize the project and what fee to charge for a permit. It was decided that this is a private parking lot, and that setting fees is the Selectboard's responsibility. Ken moved to approve the application, revised to be for a private parking lot. Doug seconded, and the motion passed, 4-0. Kevin will raise with the Selectboard the issue of the proper permit fee.

## **X. New Business: Elliott Jordan & Son, Inc. Application for Gravel Pit on Wyman Road: Tax Map 222; Lot Nos. 36 & 38.**

Steve Salsbury outlined the proposal to extract gravel from a 10-acre lot, leveling the hillocks on it but not blasting to create a pit. A DEP permit has been applied for but not yet received.

The Board reviewed the application for completeness and found the following were incomplete:

1. An additional technical review fee will be paid.
2. Structures on the property, security gates and rights of way will be shown on the map.
3. GPS coordinates of the active excavation site
4. A DEP permit has been applied for but not yet granted.
5. Request waiver(s) on separate sheet (see below)
6. A traffic study (see below)
7. Meredith noted discrepancies between the lists of abutters on the applications submitted to the Planning Board and to the DEP.

Steve agreed to amend the proposal as follows:

- P. 14: change "bedrock" to "gravel and sand."
- P. 15: add "Industrial Zone."

The Planning Board scheduled a site visit for 10 a.m. on December 6. It will decide whether to require or waive a traffic study after its site visit.

## **X. Schedule workshop meeting(s) for ECO and MEO**

Meredith suggested scheduling these meetings at the regular December meeting, and that the ECO workshop include the signage ordinance. The Board concurred.

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## **XI. Adjourn**

Meredith moved to adjourn, Deb seconded, the motion passed 5-0, and the meeting adjourned at 8:27.