

TOWN OF HANCOCK

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



MINUTES OF PLANNING BOARD MEETING, DEC. 10, 2025

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

Doug Kimmel called the meeting to order at 6:03 pm.

I. Conflict of Interest Recusals & Quorum Call

No recusals; a quorum of Planning Board members present.

II. Introduction of Persons in Attendance

Stephen Salsbury (representing Elliott Jordan & Son), Lisa and Gerald Sinford, Dan Burke (attorney for the Sinfords), Selectboard member Robin Stratton, Connor Goggins

III. Public Comment

The Sinfords and their attorney, Dan Burke, said the Sinfords were unable to secure a loan to build on their property on Wildwood Lane because the Hancock County Registry of Deeds had erroneously recorded the property as part of a Planning Board-approved subdivision. They asked the Planning Board to allay the lender's concerns by confirming that the property was not part of the subdivision and therefore not subject to the conditions of the Planning Board's approval of the subdivision.

Doug moved, seconded by Ken Emerson, to draft a letter to this effect, but to send it only with the Town attorney's approval. The motion passed, 5-0. [Town attorney Dan Pileggi subsequently advised that the Planning Board had no authority to correct the Registry of Deeds, and the letter was not sent.]

IV. Approval of Minutes of Nov. 12, 2025 Planning Board Meeting

Deb Foster moved to approve the minutes with corrections suggested by Doug and Meredith Akerstein, Meredith seconded, and the motion passed, 5-0.

V. Approval of Minutes of Dec. 6, 2025 Planning Board Site Visit,
Ant Blasi moved to approve the minutes, Meredith seconded, and the motion passed, 4-0. Deb and Scott Dyer abstained because they had not attended the site visit; Ant voted in their absence because he did.

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VI. CEO Report

Kevin Brodie reported issuing permits for 1 outdoor parking lot, 1 basement, 1 shed, and 1 replacement of a fabric structure with a pre-fab shed/garage, for a total of \$1,033.80. Five plumbing permits totaled \$587.50.

He presented a revised updated Mineral Exploration and Extraction Ordinance for the Board's review, and said he would soon submit a revised stand-alone Signage Ordinance.

Kevin said that Selectboard members Robin Stratton and Carol Lowrie and he would meet with the four companies under consideration for improving the Town's computer programs, and with some of these companies' clients.

He concluded by urging the Planning Board to approve as many ordinances as possible before a 2027 deadline, while not changing fees except for setting guidelines for a per-acre fee like the existing square-footage guidelines.

Subsequently Kevin advised that a Hancock Point resident had inquired about allowing a cell tower on his property. He expressed doubt that the inquirer would agree to such a tower.

VII. Old Business: Mineral extraction application from Dirigo Materials: Findings of Fact

All Board members signed a revised Findings of Fact reducing the required performance bond.

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

Later in the meeting, Doug reported that he and Kevin had met with the DEP, which agreed to approve the Town's Environmental Control Ordinance on the condition that some storefront provisions be amended to conform with state regulations.

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

Kevin reported that he had approved the application, which required only the CEO's approval.

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

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The Board found that Jordan & Son had supplied the information missing from its initial application about gates, the access road, liability insurance, and DEP approval.

Discussion ensued about whether a traffic study should be required or could be waived, as Jordan & Son had requested. Ken moved that Jordan & Son provide the Board with an estimate of the volume and frequency of truck trips it expected the extraction would generate, and of their effect on traffic congestion in the vicinity, before the Board considered waiving a traffic study. Meredith seconded, and the motion passed 5-0.

The Board scheduled a public hearing on Jordan & Son's application on Jan. 14, 2026, informing abutters and the adjacent towns of Lamoine and Ellsworth.

XI. Schedule Workshop Meeting(s) for ECO and MEO

The Board scheduled a workshop meeting to review the MEO and Signage ordinances for 5pm on Jan. 12.

XII. Adjourn

Ken moved to adjourn, Meredith and Deb seconded, the motion passed 5-0, and the meeting adjourned at 7:32.