

TOWN OF HANCOCK

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



MINUTES OF JAN. 14, 2026 PLANNING BOARD PUBLIC HEARING AND REGULAR MEETING

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

Doug Kimmell called the meeting to order at 6:00 pm.

PUBLIC HEARING

I. Conflict of Interest Recusals & Quorum Call

No conflicts found, all board members present.

II. Introduction of persons in attendance

Selectpersons Carol Lowrie and Robin Stratton, Lisa and Gerald Sinford and their attorney, Connor Coggins, Stephen Salsbury (representing Elliott Jordan & Son), Arthur Bickford, Jr., Heather Cossette-Dunton

III. Public Hearing for the Elliott Jordan & Son, Inc. Application for Gravel Pit on Wyman Road: Tax Map 222; Lots 36 & 38.

Stephen Salsbury described the two-to-three-year project to conduct a mineral extraction operation on a 10-acre former lumber mill site and level it for another use permitted in an Industrial Zone. He presented an estimate requested by the Planning Board of the traffic the operation is expected to generate on Wyman Road, the Washington Junction Road and, less frequently, on Thorson Road. Asked when the last traffic study of the site had been conducted, Salsbury said he suspected one had never been conducted.

Heather Cossette-Dunton, whose home is on Wyman Road, said the truck traffic on that narrow Town Road is “scary.”

Meredith Akerstein and Ken Emerson expressed reluctance to approve a waiver of the traffic study required by the Mining Extraction Ordinance.

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Kevin Brodie noted that the Planning Board has limited authority over Washington Junction Road, which, unlike Wyman and Thorson Roads, is a State road. Meredith said the Planning Board should seek the opinion of the Town Road Commissioner regarding a traffic study and what it should scrutinize.

Carol Lowrie observed that this mining extraction operation is twice as large as any the Planning Board has recently approved.

Noting no further public comment, Doug declared the public meeting over and called the regular Planning Board meeting to order at 7:20.

PLANNING BOARD MEETING

I. Public Comment

No public comment.

II. Approval of Minutes of Planning Board Regular Meeting December 10, 2025

Meredith moved to approve the minutes, Deb Foster seconded, and the motion passed, 5-0.

III. CEO Report

Kevin said he had not yet completed his report, but little activity had occurred in December. He noted that the Maine Department of Environmental Protection has issued revised, less stringent requirements for shoreland restoration.

IV. New Business: Subdivision Amendment Application Sinford – Tax map 218, Lot 005-001

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Sinford attorney Connor Coggins said that his clients and he had mistakenly believed and alleged at the previous Planning Board meeting that the Registry of Deeds had made a clerical error and the lot on Peasley Road that the Sinfords had purchased from a family member had not been part of the Hillside Terrace Amended Subdivision. Now they understand that the property *was* part of the subdivision. Therefore, in order to win a lender's approval of a loan, and the Town's approval to build, on the Sinfords' property, on the advisement of Town attorney Dan Pileggi, they were seeking to amend and clarify the Planning Board's September 18, 2013 approval and findings of fact in the matter of "Scott and Nicole Hinkel Subdivision Amendment, Riley Subdivision, Hillside Terrace Subdivision."

The lengthy discussion that followed concluded in a motion by Meredith and seconded by Ken that passed, 5-0, to approve the following Planning Board Order:

"Pursuant to the provisions of Title 30-A, M.R.S.A §4401, et. seq., and pursuant to the provisions of the Town of Hancock Subdivision Ordinance, the Town of Hancock Planning Board has considered the application of Gerald & Lisa Sinford with its supportive data and other related materials on file, including the attached Findings of Fact, which the Planning Board approved on September 18, 2013. Based on the review of these materials, the Hancock Planning Board, on January 14, 2026, approved amending the Hillside Terrace Subdivision to subdivide Lot 12 (Tax Map 218 Lot 5-1) into two segments, with the following condition of approval:

Any further division, sale or development according to subdivision law on tax Map 218 Lot 5-1 (Lot 12 of the subdivision) shall require Planning Board review and approval under the current Hancock Subdivision Ordinance."

Meredith also moved, seconded by Deb, to find the Sinford application complete. The motion passed, 5-0.

Meredith moved to waive a site visit, Deb seconded, and motion passed, 5-0.

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At the suggestion of Carol Lowrie, Ken moved to inform Lamoine and Ellsworth of the Planning Board's consideration of an amended subdivision approval because part of the lot adjoining the Sinfords' is in the Aquifer Protection Overlay Zone. The motion passed, 5-0, and Doug said he would ask Sandy to send letters notifying Lamoine and Ellsworth.

Doug will also prepare the Planning Board Order, adding new attachments to the board's 2013 approval, to be reviewed and corrected by Board members before they sign it.

New Business: Elliott Jordan & Son, Inc. Application for Gravel Pit on Wyman Road: Tax Map 222; Lots 36 & 38 Findings of Fact

Meredith moved, seconded by Ken, to require Elliott Jordan & Son to conduct a traffic study in accordance with the MEO's Article 5, Section 2 b. (p. 18). The motion passed, 5-0.

Ant Blasi noted the importance of considering an MEO's effects on property values and its wear and tear on roads.

V. Schedule Workshop Meeting for ECO amendments

A workshop for signage was scheduled for Jan. 29 at 5 pm.

VI. Adjourn

The Planning Board promised to consider at its next meeting the MacQuinn request to permit quarrying below the seasonal water line. Ken moved to adjourn, Deb seconded, the motion passed 5-0, and the meeting adjourned at 8:12.