

TOWN OF HANCOCK

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



MINUTES, PLANNING BOARD PUBLIC HEARING AND MEETING, FEB. 11, 2026

PUBLIC HEARING

Board Members: Doug Kimmel, Ken Emerson, Deb Foster, Ant Blasi; Asst. CEO Nick Branco.

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

I. Conflict of Interest Recusals & Quorum Call

No recusals. In the absence of Scott Dyer and Meredith Akerstein, Doug appointed Planning Board Associate Member Ant Blasi a voting member to ensure a quorum.

II. Introduction of persons in attendance

Selectpersons Carol Lowrie and Robin Stratton; Town Attorney Dan Pileggi; Gerald and Lisa Sinford and their attorney, Connor Coggins; Margaret and Fred Ashmore.

III. Public Hearing for the Amendment of the Hillside Terrace Subdivision, Peaslee Road, Hancock

Connor Coggins said the Sinfords' application to amend the subdivision agreement did not require surveying all the properties within the subdivision or abutting his clients'.

Questioned by Fred Ashmore, Doug said that the owners of two other lots within the subdivision had built homes on their properties without the Planning Board's approval, which the subdivision agreement amended in September 2013 required. Dan Pileggi said he thought those owners were in violation of the amended subdivision, but enforcing that requirement was the

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responsibility of the Code Enforcement Officer, not the Planning Board. He said those owners might end up in court or before the Planning Board.

Carole Lowrie said that the Aquifer Protection Zone was not clearly or accurately shown on Town maps, and asked that the Planning Board correct this. (Later in the meeting, Nick Branca said he had misspoken previously and that in fact a quarter to a third of the property in question, not its entirety, lies within the Aquifer Protection Zone.)

Fred Ashmore asked whether a subdivision continued to be a subdivision even after all the lots within it have been sold. Doug said a subdivision always remains a subdivision.

Margaret Ashmore said her family had no objection to the Sinfords' building on their nearby lot.

Doug adjourned the public hearing at 6:28.

PLANNING BOARD MEETING

I. Public Comment

There was no public comment.

II. Approval of Minutes of Planning Board Regular Meeting January 14, 2026

Deb moved to approve with minor corrections, Doug seconded, the motion passed 3-0.

III. Approval of Minutes of Planning Board Workshop January 29, 2026

Doug moved to approve with minor corrections, Deb seconded, the motion passed 4-0.

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IV. CEO Report

Nick Branca reported no plumbing permits and seven building permits (1 residence with late fees, 1 addition, 1 accessory dwelling unit, 1 trailer, 1 deck, and 2 solar) for a total of \$2,854.20.

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

The board reviewed a revised map and survey of the lot and surrounding portions of the subdivision. Doug asked whether the Planning Board needed an updated survey of the entire subdivision. Lisa Sinford said the surveyor they engaged had said that was unnecessary. Dan Pileggi said it was up to the Planning Board to decide whether to request an expanded survey.

The board reviewed whether the Sinford application met the criteria of the subdivision approval checklist and found as follows:

1. Pollution. The application meets the ordinance standard, based in part upon the Planning Board's 1993 findings and subdivision approval, the property's location outside of flood and shoreland zones, and the approved septic design. (4-0).
2. Sufficient Water Supply. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. (4-0).
3. Municipal Water Supply. This standard is not applicable, as the subdivision and proposed amendment will not utilize municipal water supply. (4-0).
4. Erosion. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. (4-0).
5. Traffic. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision

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approval. Additionally, the driveway opens to a private road and does not impact highways or public roads. (4-0).

6. Sewage Disposal. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval, and the designed and permitted septic system. (4-0).

7. Municipal Solid Waste Disposal. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval, the intended single-family dwelling, and plan to move to private solid waste disposal. (4-0).

8. Aesthetic, Cultural and Natural Values. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. There has been no change in the site conditions related to this section's criteria. (4-0).

9. Conformity With Local Ordinances and Plans. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval, including those findings and waivers related to applicable Environmental Control Ordinance and Subdivision Ordinance standards. This is an after the fact application for a one-lot expansion of an approved subdivision with one single-family detached dwelling. Wildwood Lane will be used as access only to the Hinkel and Sinford properties, subject to the condition that the owners of those properties shall be responsible to maintain that road. (4-0).

10. Financial and Technical Capacity. The application meets the ordinance standard for this single lot amendment. Applicants have acquired the property, retained a surveyor to prepare the plan, and made plans to purchase a single-family home. (4-0).

11. Surface Waters. The ordinance standard is not applicable to this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval, and the property's location near no pond, lake, wetland, great pond or river, or the shorelines thereof. (4-0).

12. Ground Water. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and

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subdivision approval, and based upon the Applicants' approved septic plan. (4-0).

13. Flood Area. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. The property is not in a flood-prone area as defined. (4-0).

14. Freshwater Wetlands. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. There are no freshwater wetlands on the lots affected by this amendment. (4-0).

14-A. Farmland. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. The lots affected by this amendment do not contain farmland. (4-0).

15. River, Stream or Brook. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. The lots affected by this amendment do not contain a river, stream or brook. (4-0)

16. Storm Water. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. This an after the fact amendment for a single lot and single-family dwelling that will not substantively affect stormwater drainage. Additionally, Applicants have installed a culvert. (4-0).

17. Spaghetti-Lots Prohibited. The ordinance standards for this section are not applicable, as the subject lots have no wetlands or shore frontage. (4-0).

18. Impact on Adjoining Municipality. The ordinance standards for this section are not applicable, as the subject lots are not adjacent to any other municipality. Notably, because of the proximity of the aquifer, notice of the application and board proceedings were was given to Lamoine and Ellsworth, neither of which elected to participate. (4-0).

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19. Land Subject to Liquidation Harvesting. The ordinance standards for this section are not applicable, as the subject lot has no timber stands potentially subject to liquidation harvesting. (4-0).

20. State Subdivision Law Criteria. The application meets the ordinance standard for this single lot amendment, based upon the Planning Board's 1993 findings and subdivision approval. Additionally, the property contains no great ponds, making lake phosphorus concentration standards of 30-A M.R.S. Section 4404(18) inapplicable. (4-0)

Based on the above findings, the Planning Board voted unanimously (4-0) to approve the Sinford application, subject to all the conditions noted in the amended subdivision agreement approved by the Planning Board on Sept. 11, 2013, and the additional condition that the private road, Wildwood Lane, shall be maintained by the owners of the Hinkel and Sinford properties.

A quorum of Planning Board members will sign a.s.a.p. a copy of the finding of facts. In Ken's absence, Dan Pileggi agreed to draft minutes of the Board's finding of facts for board members to sign. [*His minutes are reproduced above.*] The Sinfords were charged with submitting a final map and plan.

VI. Schedule Workshop Meeting for MEO & Sign Ordinance amendments

A meeting was scheduled for 5:30 on Thursday, Feb. 19.

VII. Adjourn

Ken moved to adjourn, Ant seconded, and the motion passed, 4-0. The meeting adjourned at 8:13.