

# TOWN OF HANCOCK

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



## PLANNING BOARD MEETING Wednesday April 8, 2026

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

Doug Kimmel called the meeting to order at 6:00. No recusals, quorum present.

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

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

Selectpersons Carol Lowrie and Robin Stratton; Paul MacQuinn, Steve Salsbury and Mike Deyling (representing Harold MacQuinn); Ruth Franzius

### **III. Public Comment**

No public comment.

### **IV. Approval of Minutes of March 11, 2026 Planning Board Meeting**

Scott Dyer moved to approve with minor corrections, Deb Foster seconded, and the motion passed, 3-0. Ant Blasi, Doug and Meredith Akerstein abstained, the latter two because they had not attended the meeting.

### **V. CEO Report**

Kevin Brodie reported issuing three building permits (1 addition, 1 shed, and 1 sign) for a total of \$679.30, and three plumbing permits (2 internal and 1 septic) for a total of \$565.

Ken Emerson asked Kevin whether he had issued any fines or stop-work orders in the past month, and why he had not informed the Planning Board of any such enforcement measures in previous reports. Ken said that although the Planning Board had no authority to enforce the ordinances it formulated, it would be helpful if its members were informed of the CEO's enforcement

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activities. Other board members concurred, and Kevin agreed to include such information in future monthly reports.

Kevin distributed copies of his latest draft revision of the Town's Mineral Exploration & Extraction Ordinance, to be reviewed at the board's next workshop meeting (see below).

Nick Branca distributed a list of all the subdivisions the Town had approved since 1970.

## **VI. Old Business: Request by Steve Salsbury to continue discussion of mineral extraction below water table—expected phone call from Eric Cousins, Executive Director of Public Services, Auburn ME.**

The phone call did not transpire.

Ken shared summaries of his phone interviews with 1) Eric Cousins, 2) Michael Clark, Mining Coordinator, ME Dept. of Environmental Protection; and 3) Bryan Abbott, retiring Planning Board Chairman, Franklin ME.

Ken said that, according to the DEP, none of the ~80 variances it has granted over the years permitting quarrying below the seasonal water table has raised significant problems or been rescinded. Since MacQuinn has yet to determine where the water displaced by drilling would be discharged, the Planning Board cannot consider the merits of any such operation. But the purpose of this discussion is not to consider an application by MacQuinn (which MacQuinn had not filed), but to consider whether the Planning Board should include in the ME&EO it is in the process of revising any provisions regarding quarrying below the seasonal water table--which the Town's current Mineral Extraction Ordinance does not permit. If the Planning Board decides to permit or to allow variances permitting quarrying below the seasonal water table, it must also decide whether to rely on the state DEP's regulations

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governing it or to formulate the Town's own and possibly stricter requirements.

Meredith asked a series of questions about the process of drilling below the water table that Steve Salsbury and Mike Dehling's answers helped clarify. Steve Salsbury explained that MacQuinn was considering drilling into bedrock, not into sand and gravel.

Carol Lowrie asked what happens to the viscous "slush" that drilling creates. Mike Dehling said that when drilling into bedrock this occurs only during the initial drilling, and that dynamite disperses the slush. If MacQuinn were to quarry below the seasonal water table, water would eventually flow into nearby Kilkenny and/or Meadowbrook Streams as it already does from MacQuinn's quarrying above the water table, and wells would continue to monitor the quality of the water quarterly. It would make "little difference" in the volume or quality of that water.

Ant asked what would happen if retention ponds overflowed with water. Mike Dehling said ponds, pumps and discharge systems can be designed to the highest standards and the discharge from drilling and pumping strictly controlled, but there are cases when nature—extreme rainfall and/or snow melt--can overwhelm any system.

Kevin asked what long-term advantage to the Town was allowing such below-the-water-table excavation. Paul MacQuinn said that in all the MacQuinn quarry comprises 1300 acres, while the area under consideration for below-the-water-table quarrying is only 30 acres. He said he wanted to quarry more deeply in one spot rather than "leapfrogging around." Other sites on the property are already reclaimed or eventually will be, and could be used for other purposes. The site of below-the-water-table quarrying would be a pond or lake.

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Planning Board members agreed that permitting below-the-water-table quarrying should be discussed at a public meeting. Ken said that the DEP's Michael Clark had assured him the DEP could make a representative available to answer questions at such a meeting. Members agreed it would be helpful for the board to complete and make available to the public its revision of the entire ME&EO in advance of such a meeting so people could consider the revised ordinance in its entirety.

## **VII. Old Business: Elliott Jordan & Son, Inc. Application for Gravel Pit on Wyman Road: Tax Map 222; Lots 36 & 38 – Traffic study (if available)**

Steve Salsbury said the traffic study would be available in a few weeks.

## **VIII. Old Business: Signing of paper maps and mylar for Amended Hillside Terrace Subdivision (if available)**

Maps and mylar were not available.

## **IX. Schedule Workshop Meeting for ME&EO & Sign Ordinance amendments**

A workshop meeting was scheduled for 6pm on Tuesday, May 19, and representatives of Harold MacQuinn were invited to attend. Board members agreed it was unlikely they would find time to review the amended Sign Ordinance as well as the ME&EO.

In closing, the board reviewed Doug's draft of his 2024-2025 Planning Board Annual Report and corrected a couple of typos.

## **X. Adjourn**

Ken moved to adjourn, Deb seconded, the motion passed, 4-0, and the meeting adjourned at 7:32.