

TOWN OF HANCOCK

P.O. BOX 68 · 18 POINT ROAD · HANCOCK MAINE 04640
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MINUTES OF HANCOCK PLANNING BOARD MEETING, MAY 13, 2026

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

Doug Kimmel called the meeting to order at 6:01.

I. Conflict of Interest Recusals & Quorum Call

A quorum existed, with no conflicts of interest.

II. Introduction of persons in attendance

Selectboard member Carol Lowrie, Ruth Franzius, Ricky Miles

II. Public Comment

Questioned by Carol Lowrie, Ken Emerson summarized the conclusions he had drawn from his interviews with state and local officials about drilling below the seasonal water line.

IV. Approval of Minutes of April 6, 2026 Planning Board Meeting

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

V. CEO Report

Kevin Brodie reported 9 building permits (1 house, 2 cabins, 1 shed, 2 decks, 1 addition, 1 removal and replacement of a mobile home with an additional garage, and 1 business license, totaling \$3,018.20) and 6 plumbing permits (4 new internals, 1 internal replacement, and 1 septic tank, totaling \$517.50).

Kevin said he had fielded questions about 55-plus age restrictions for residents at Coastal Estates, complaints about speed bumps on Settlers Landing roads (which are not Town, but private roads) and the farmstand on Eastside Road (the latter were passed on to state inspectors), and questions

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about food truck licensing, for which Hancock has no provisions but the state must approve. (There will be a lobster truck at an Aug. 2 event in Hancock.)

Carol suggested and Ken moved that Hancock consider regulating and licensing food trucks. The motion was not seconded, on the grounds that the Planning Board has far more pressing priorities.

Nick Branca said that the restriction of Coastal Estates mobile home owners to those aged 55 years or older was never included in the finding of facts. Doug ruled out of order an ensuing argument over this restriction between Ken and Ricky Miles, son-in-law of a Coastal Estates' owner.

Kevin reported that Hancock Heights residents had asked the Selectboard to impose a moratorium on rent increases by the mobile home park's new owners, a moratorium that would extend to all trailer parks in Hancock.

VI. Old Business: Review of Amended Hillside Terrace Subdivision registered map

Board members reviewed and confirmed that the map represented accurately what they had approved.

VII. Old Business: Discussion regarding Sign Ordinance & current sign requirements

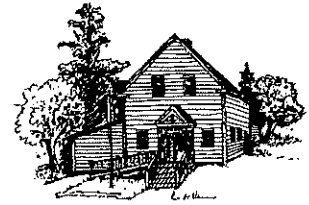
Kevin explained the new state legislation permitting temporary signs to be posted in public right of ways for a maximum of six weeks during a six-month period. The board said it would take this up at its upcoming workshop meeting.

VIII. New Business

Doug reported that Ricky Miles's application for a permit to build an addition to his auto body shop at 224 US Highway 1 had arrived after the deadline for submission for consideration at this monthly meeting. Meredith moved to

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amend the agenda and consider at this meeting. Scott Dyer seconded. Ken and Deb objected they had not had time to review the application properly, and Kevin said he needed more time to review the permit because the property was over the aquifer and required notifying Ellsworth and Lamoine. The motion was defeated, 5-0.

Kevin said he had received another last-minute application, for a single-family residential addition to a tiny house on Church Lane, that he needed to scrutinize more closely. The board said that this was a matter for the CEO to handle and in all likelihood would not require Planning Board approval.

IX. New Business: Discussion of Subdivision Ordinance

Doug reported that mylar maps were no longer required for subdivision applications, and that Kevin had suggested an application provide names for the streets in a proposed development before it is approved. Doug said the board would need to consider these and other minor changes to Subdivision Ordinance at some point in the future.

X. Discussion regarding MEO bond requirements

Doug reported—and Carol and Nick Branca explained in greater detail—that the Selectboard was urging the Planning Board to consider requiring as a condition for approval a performance bond to mitigate the damage heavy trucking by mineral extraction operations can do to public roads, notably with regard to the application by Elliott Jordan & Son to make use of Wyman Road. Doug said it would be helpful if the Selectboard put its request in writing. “The Selectboard can’t tell us what to do,” he concluded, “and they should not.”

XI. Plans for Workshop on May 19 at 6 pm for MEO & Sign Ordinance

Doug said he was also eager to complete whatever updates the ECO requires. Looking further ahead, Meredith said she would not be able to attend the board’s July meeting.

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XII. Adjourn

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