

Town of Hancock

MINUTES OF JUNE 10, 2026 PLANNING BOARD MEETING

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

Doug Kimmel called the meeting to order at 6:05 p.m.

1. Conflict of Interest Recusals and Quorum Call

No conflicts of interest; quorum present; consisting of voting members Doug Kimmel, Scott Dryer, Deb Foster and Meredith Akerstein. Member Ken Emerson absent and Alternate Ant Blasi was appointed by Chair Doug Kimmel as voting member.

2. Introduction of Persons in Attendance

Selectboard Member Carol Lowrie as resident; Selectboard Member Robin Stratton as resident; Ruth Franzius; Planning Board member-elect Austin Schuver; Planning Board Alternate-elect Alison Boden; Stephen Salisbury

3. No Public Comment

4. Approval of Minutes of May 13, 2026 Planning Board Meeting

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

Approval of Minutes of May 19, 2026 Planning Board Meeting

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

5. CEO Report by Kevin Brodie

Kevin Brodie reported 21 building permits (9 houses, 1, ADA accessibility, 1 land, 1 solar, 2 additions, 3 decks, 3 garage/sheds totaling \$6,869.80) and 6 plumbing permits (4 internal, 1 relocated internal and 1 septic totaling \$602.50).

Kevin said he fielded complaints regarding: 1) trash in general; and 2) a Hancock County-wide complaint (that did not include the Town of Hancock) by Friends of Hancock County regarding signage posted by D&S Roofing throughout the County. Kevin said that the small signs posted along the road are allowed as long as they conform to state and local ordinances. He has no enforcement authority outside the Town of Hancock.

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Proposed changes and restrictions in the Sign Ordinance cannot be enforced until they are approved by the Town.

At the Selectboard meeting of June 3, 2026, Selectperson Carol Lowrie said she had many problems with the Draft Sign Ordinance. The Selectboard delayed discussion until its June 17, 2026 meeting and thereafter will submit its comments to the Planning Board.

The Chair advised that further discussion of the Sign Ordinance was inappropriate, as the Selectboard had expressed dissatisfaction with the Draft provided by the Planning Board.

Kevin reminded the Board and members-elect that the Maine Municipal Association New Member workshops are being held in Bangor on July 28. The Chair encouraged participation for new members and a refresher for current members. The Chair also reminded new members that they must verify completion of the Freedom of Access Training and sign the Oath of Office. He further advised that Town Clerk Cheri Robinson can assist them and that the Town has budgeted funds to defray any costs.

Kevin further reminded the Board that the State will require all Planning Board members to participate in Shoreland Zoning Workshops once they are available.

6. New Business: Reconsideration of the application by Miles Motor Sports to expand its workspace. The discussion centered around a 2013 letter from the law firm Gilbert & Greif, PA regarding the zoning of the property on which Miles Motor Sports is located. According to Gilbert & Greif's analysis, the property is not located in a Commercial and/or Industrial Zone. It is located in a Mobile Home Park Zone.

Meredith expressed frustration that the current Planning Board is dealing with errors and issues resulting from prior Planning Board decisions.

A lively discussion ensued regarding: a) the history of the property usage, b) the 2013 Planning Board-approved commercial use on the property over the objection of two (2) members; and c) the fact that the property is also located in the Aquifer Protection Zone.

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Carol Lowrie commented that the current usage of the property is non-conforming and that the Town's Environmental Control Ordinance strictly prohibits any further expansion of non-conforming usage.

Scott Dyer moved to deny the application. Deb Foster seconded and the motion was approved 5-0 to deny Miles Motor Sports Building/Land Use application.

7. Old Business: Elliott Jordan & Son, Inc. Application for Gravel Pit on Wyman Road: Tax Map 222; Lots 36 & 38 - Traffic Study

In response to the Board's request at the January 14, 2026 hearing, Elliott Jordan submitted its Traffic Assessment report on May 21, 2026.

Road Commissioner George Moon requested that only the eastern portion of Wyman Road (near the ATV lot) be used and that due to weight concerns a small bond be posted against any road damage caused in the future.

The Board reviewed and discussed the Assessment and found that Elliott Jordan had addressed traffic and road usage concerns:

1. Elliott Jordan will post a "left turn only" sign from Jordan property road to Wyman Road "East." Elliott Jordan trucks will not use the Wyman Road "West" exit (near the current location of Eaton Paving).
2. The Wyman Road is paved. Elliot Jordan will pave its entrance 50 feet back from its intersection with Wyman Road.

Separate, but integral to the discussion is the issue of damage to the Town roads (Washington Junction and Thorson Road specifically) by the increased traffic and weight and how to handle it.

Unless caused by a specific incident or accident, it is impossible to assign damage caused to State and Town roads to one business.

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Thorson Road

Increased truck traffic on the Thorson Road has been a topic of concern. It is already being used by businesses located on the road, some of which contribute to heavy truck traffic. However, Thorson Road is a Town road and, as such, can be posted. Although Jordan's Traffic Assessment indicated that 10% of its travel would use Thorson Road, **Jordan agreed to comply with any such posting** and would not use Thorson Road if posted.

Jordan also expressed a willingness to work with the Road Commissioner and Selectboard to post a bond to pay for any potential damage caused by the gravel operation.

Based on the foregoing, Scott Dyer moved to approve Elliott Jordan & Son, Inc.'s Application for Mineral Extraction Operation off Wyman Road. Deb Foster seconded. The motion passed 5-0.

The Planning Board then completed the Notice of Decision and Findings of Fact as to Elliott Jordan & Son, Inc.'s Mineral Extraction Permit Application with the following conditions:

1. Installation of gate at property entrance.
2. Pave 50' of property entrance per Traffic Assessment dated May 21, 2026.
3. Post "Left Turn Only" sign.
4. Provide updated Certificate of Liability Insurance

Meredith Akerstein moved to approve the Notice of Decision and Findings of Fact, with conditions, and authorize Chairman Doug Kimmel to sign the document. Scott Dyer seconded. The motion carried 5-0.

8. Old Business: Update of Mineral Extraction Ordinance

Steve Salsbury asked the Board to further consider and act on Harold McQuinn's March 2026 request to update the MEO to allow excavation below the seasonal high water table, which is currently prohibited in Hancock's MEO.

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Meredith Akerstein expressed concern that 3 months is not sufficient time to make a determination or recommendation on such an important, and possibly contentious, issue. Especially given that McQuinn has had a DEP permit since 2013, giving the company plenty of time to get its “ducks in a row” so to speak. She felt more due diligence and research needed to be done prior to making any recommendation.

Ant responded that Ken Emerson has done due diligence on behalf of the Board and provided a copy of his report at the April 2026 Planning Board meeting.

Chair Doug Kimmel again confirmed that even if the Board were to make a recommendation to allow such excavation, both a public hearing and a special town meeting would have to be held before any change to the MEO could be made.

It was agreed that updating the MEO would continue in Workshop. The following issues need to be resolved:

- a. Where to place language regarding Mineral Exploration. The Board previously agreed to removed it from the ECO and put the language into the MEO, creating a new Mineral Exploration and Extraction Ordinance (MEEEO). This apparently has caused a great deal of confusion. Under consideration is leaving it in the ECO, or placing it as an appendix to the MEO.

- b. Where to place the Water Table.

- c. Resolve discrepancies between mineral exploration and mineral extraction language and placement in the Ordinance.

9. Old Business: Update of Environmental Control Ordinance/Sign Ordinance

Integrate new Maine Department of Environmental Protection laws regarding Shoreland Protection into our ECO. The Board will work with CEO Kevin Brodie to do this.

Carol Lowrie asked if Code Enforcement Officer Kevin Brodie’s responsibilities included authority to re-write ordinances. Chair Doug Kimmel said no, it is the Planning Board’s responsibility. But the Planning Board can work cooperatively with the CEO and other legal/town entities.

Work cannot be completed on a separate Sign Ordinance until the Planning Board receives input from the Selectboard.

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10. Other Business

A very warm appreciation was given to departing Board Member, Deb Foster, whose current 3-year term is up. Deb was appointed to fill a vacancy on the Board, giving the Town of Hancock and the Planning Board 5 years of valuable input, and dedicated, thoughtful service.

A Planning Board Workshop to try to complete revisions to the MEO and ECO is **scheduled for June 24, 2026 at 6:00 pm at Town Hall.**

The annual stipend will be distributed equally between the following Board members: Doug Kimmel, Ken Emerson, Deb Foster, Scotty Dyer, Antonio Blasi and Meredith Akerstein

12. Adjourn

Meredith moved to adjourn. Seconded by Deb. Vote to Adjourn: Approved 5-0.

The Meeting adjourned at 8:05 pm.