TOWN OF HANCOCK

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MINUTES FOR JULY 8, 2026 HANCOCK PLANNING BOARD MEETING

Board Members: Doug Kimmel, Ken Emerson, Scott Dyer, Austen Schuver, Ant Blasi, Alison Boden, Assistant CEO Nick Branca

Doug Kimmel called the meeting to order at 6:00.

I. Welcome New Planning Board Members
Doug welcomed new Member Austin Schuver and new Associate Member Alison Boden.

II. Conflict of Interest Recusals & Quorum Call
No conflicts of interest. Doug appointed Associate Member Ant Blasi a voting member in Meredith Akerstein's absence.

III. Approval of Minutes of June 10, 2026 Planning Board Regular Meeting
Scott Dyer moved to approve the minutes, Ant seconded, and the minutes were approved, 5-0.

IV. Approval of Minutes of June 24, 2026 Planning Board Workshop Meeting
Doug moved to approve the minutes, Scott seconded, and the minutes were approved, 5-0.

V. Introduction of persons in attendance
Selectperson Robin Stratton, Ricky Miles, Katie and Nathan Dandeerand

VI. Public Comment
None.

VII. Election of Board Chair and Secretary

Ken Emerson nominated Doug to continue as Board Chair, Scott seconded, and Doug was re-elected, 5-0. Doug nominated Ken to continue as Secretary, Scott seconded, and Ken was re-elected, 5-0.

VIII. CEO Report

Nick Branca said he had nothing to report in CEO Kevin Brodie's absence.

IX. Old Business: Application of Miles Motor Sports to Expand its Workspace

The Planning Board had rejected Ricky Miles's application at its previous meeting but decided to reconsider it, after consultation with Town attorney Dan Pileggi and in recognition of a previous Planning Board error in permitting an Automobile Repair Garage in a Mobile Home Park Zone. Miles said the addition for which he was seeking a permit did not constitute a change of use. Citing the ECO, Doug said that unlike changing a non-conforming structure's current use, *expanding* that use does not increase the intensity of its non-conformity (the non-conformity in this case being the location of an Automobile Repair Garage in a Mobile Home Park Zone). Ken noted that the ECO also stated that any enlargement of an existing structure by more than 300 square feet required a site plan review. Miles said his proposed addition was larger than that.

The Planning Board proceeded to conduct a site plan review, using the site plan review checklist. It asked that item #12 on the application, "Zoning District," be corrected to read Mobile Home Park Zone. It also noted that the application did not list the names and addresses of owners within 300 feet of the property line.

Doug moved that the board waive as unnecessary further review of the site plan review checklist, and act on the application. Scott seconded. The motion failed, 2-3, and review of the site plan review checklist continued. Miles wrote a list of the names and addresses of owners within 300 feet of the property line and gave it to the board. He said the exterior lighting of the structure would be repositioned but otherwise remain the same. He said that construction would begin next week and be completed by the end of August. The board found that the rest of the information required by the checklist had been provided or was on file from previous permit applications. Ken moved to approve the site plan review, Ant seconded, and the motion passed, 5-0. Doug moved to approve the application, acknowledging that it is a non-conforming use but does not increase its non-conformity. Scott seconded, and the motion passed, 5-0. At Nick's request, Doug moved that the board ask the CEO to issue a permit with the correct zoning information on it. Scott seconded, and the motion passed, 5-0.

Ant moved to recommend rezoning Tax Map 218, Lot 36 as Commercial. Scott seconded, and the motion passed, 5-0. Doug will write a letter informing the Selectboard of this recommendation.

X. New Business: Application of D&S Builders to Build a Commercial Building with an apartment above at 1307 U.S. Hwy 1.

Katie and Nathan Dandeerand described their plan to build an office and three-bay garage for their residential design company, with an apartment above. They said that the CEO had not provided them with a copy of the board's site plan review checklist. Ant asked whether general information constitutes a complete application. His question was unanswered.

Doug noted that according to the ECO, the Planning Board *may* but does not have to require a site plan review to approve a change of use. He moved that the board waive a complete site plan review and approve the change of use because it is consistent with the site's Commercial/Residential zoning, leaving the building permit to the discretion of the CEO. Austin Schuver added that the apartment could be considered subordinate to the office/garage's

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commercial use. Scott seconded the motion, which failed, 2-3. Scott then moved to conduct a complete site plan review of the application, Austin seconded, and the motion passed, 4-1.

Katie Dandeerand wrote a list of the names and addresses of property owners within 300 feet of the property line and gave it to the board. The Dandeerands agreed to add the locations of at least six parking spaces and directional arrows indicating water flow to their drawing and map of the project. They said they planned two motion lights for external lighting, neither of which would shine on Route 1. They said water usage would not exceed 240 gallons a day. They said construction would begin on July 9 and be completed by March, 2027. The board concluded that all other information required by the site plan review was in the application or on file.

Ken moved to find the application complete. Ant seconded, and the motion passed, 5-0. Ken moved to approve the building permit, recognizing the change of use and that the apartment is subordinate to the commercial use. Scott seconded, and the motion passed, 5-0.

Ken recommended that the Planning Board ask the CEO to provide in advance a copy of the board's checklist to applicants for permits requiring Planning Board approval. This would speed up the approval process and save both the board and applicants considerable time. Doug suggested that in addition the board should review and observe its policies, practices and timelines.

XI. Adjourn

Ken moved to adjourn, Ant seconded, the motion passed 5-0, and the meeting adjourned at 8:20.