TOWN OF HANCOCK

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

MINUTES FOR AUGUST 12, 2026 HANCOCK PLANNING BOARD MEETING

Board Members: Doug Kimmel, Ken Emerson, Scott Dyer, Meredith Akerstein, Austin Schuver, Ant Blasi, Alison Boden; Assistant CEO Nick Branca

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

I. Conflict of Interest Recusals & Quorum Call

No conflicts of interest and a full quorum of Planning Board members.

II. Approval of Minutes of July 8, 2026 Planning Board Meeting

Scott Dyer moved to approve the minutes, Ant Blasi seconded, and the minutes were approved, 5-0. (Meredith Akerstein did not vote because she had not attended the July 8 meeting.)

III. Introduction of persons in attendance

Selectperson Carol Lowrie.

IV. Public Comment

Doug reported that the CEO had agreed to distribute to applicants for permits a checklist of the information required by the appropriate site plan review. Ant said the CEO should give a checklist to every applicant for any permit that the ECO's Schedule of Uses (pp. 17-23) states requires Planning Board approval and possibly a site plan review. He added that the CEO should also be responsible for determining what required information is already on file. Doug said he would convey that this to CEO Kevin Brodie.

V. Old Business: Rezoning Miles Motor Sports Lot

The next step will be for the Selectboard to hold a town meeting to review and approve the proposed rezoning of Tax Map 218/Lot 36.

TOWN OF HANCOCK

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

VI. Old Business: Review of Sign Ordinance for Public Hearing

The Planning Board reviewed Ken Emerson's final draft, Doug's edits and Kevin's comments, and agreed to a few minor changes (e.g., extending from four to seven the number of days before a yard sale that a temporary sign advertising such a sale can be posted without a permit). Doug moved that the board approve the draft with those changes, Scott seconded, and the motion passed, 5-0.

Administrative Assistant Sandy Giuffrida will add a table of contents and appropriate title page, and Doug will submit it to the Selectboard with the recommendation that it schedule a town meeting for residents to review and approve the new Signage Ordinance and the rezoning of the Miles Motor Sports lot.

VII. CEO Report

In CEO Kevin Brodie's absence, Nick Branca reported 13 building permits (2 house, 1 house/garage, 1 shop expansion, 1 demo house/garage, 1 demo/replace trailer, 1 double wide, 1 deck, 1 pergola, 1 driveway and lot clearing, 1 shoreland tree removal, 1, shore stabilization, and 1 solar roof installation) for a total of $8457.65. He reported five plumbing permits (4 internal and 1 new substitution) for $677.50.

VIII. Adjourn

Ken moved to adjourn, Scott seconded, the motion passed 5-0, and the meeting adjourned at 7:54.