

TOWN OF HANCOCK

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



MINUTES, HANCOCK PLANNING BOARD MEETING, SEPT. 9, 2026

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

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

I. Conflict of Interest Recusals & Quorum Call

No conflicts, quorum present.

11. Approval of Minutes of August 12, 2026 Planning Board Meeting

Meredith Akerstein moved to approve the minutes, Scott Dyer seconded, the motion passed, 5-0.

111. Introduction of Persons in Attendance

Selectboard member Robin Stratton, Randy Smith, Brian Dorzuk, Anne Norwood, Zach Allen, Renee Hayward, Brian Hayward, Marcia Dunonen, Chuck Dawes, Andrew Swanson, Cassandra McDonald, Linda Sylvester, Jennifer Reynolds, Mary Dillon, Rebecca St. John

IV. Public Comment

None.

V. CEO Report

Kevin Brodie reported building permits for four houses, two decks, two garages, two demolitions and one accessory sun room, for a total of \$6,752.85; plus six plumbing permits for two new septic systems, two internal systems, one replacement and one expanded system, for a total of \$1,705.

Kevin said he had mistakenly calculated the Town and State setbacks required for a mobile home he had permitted on Route 1, and that the permit would probably be appealed to the Appeals Board.

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VI. New Business: Selectboard request to review proposed mobile home rent control ordinance

To accommodate the many Hancock Heights residents in attendance, the Planning Board moved this item up on the agenda and listened to their concerns, especially about the disputed date when the 180-day moratorium on rent increases that the Selectboard had approved would end. Then it reviewed, at the Selectboard's request, a proposed Mobile Home Park Rent Stabilization Ordinance.

While recognizing the importance of preserving affordable housing in Hancock, the Planning Board concluded that the responsibilities of the unspecified and unnamed "Board" that would administer this Ordinance are not within the mandate or the expertise of the Planning Board, which oversees land use in Hancock but not the monetary gains (or losses) to be made from it. The Planning Board also wondered what Town entity or official would enforce the Ordinance.

A majority but by no means all of the Planning Board thought that the proposed Ordinance was too long and too complicated, and advised following the example of the more streamlined model Ordinance that the State has circulated. Upon learning that the proposed Ordinance is based on the Town of Sanford's ordinance, one Planning Board member pointed out that Sanford's population is nearly ten times that of Hancock. One size doesn't necessarily fit all municipalities.

With regard to the issues to which the Selectboard asked the Planning Board to pay special attention:

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1. The board drafting the new Comprehensive Plan can comment more authoritatively than the Planning Board on the proposed Ordinance's consistency with it.
2. The proposed Ordinance's impacts on zoning and land use would seem to be minimal except in anomalous instances such as the Coastal Estates Mobile Home Park zoned Residential/Commercial and the Mobile Home Park that straddles the Hancock/Lamoine border.
3. The proposed Ordinance is compatible with existing bylaws and Ordinances, which do not govern rents.
4. The Planning Board has no relevant planning-related findings or standards to offer.
5. As for clarifications, the Planning Board wonders how the unidentified "Board" can define a reasonable return on investment and other financial issues of relevance?

VII. Old Business: Schedule Zoning Change of Miles Motor Sports lot

A public meeting was scheduled for the first Selectboard meeting in October.

VIII. Old Business: Corrections to Sign Ordinance for public hearing

Doug will make the corrections he noted on p. 8, and a public meeting will be scheduled to review the Sign and MEO Ordinances.

IX. New Business: Application for Change of Use Map 221, Lot 023

Ken Emerson moved, Meredith Akerstein seconded, and the board voted 5-0 to deny Jane Howard's application to provide daycare for children in her Settler's Landing residence, because it would violate the subdivision's quitclaim deed with covenant's probation of "any commercial or industrial uses."

X. Adjourn

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After the Planning Board scheduled a workshop meeting to review the proposed Mineral Exploration and Extraction Ordinance at 6 P.M. on Sept. 21, Ken moved to adjourn, Meredith seconded, the motion passed 5-0, and the meeting adjourned at 7:28.