

Minutes for Hancock Planning Board Meeting May 18, 2016

Members present:

Stephen Froling (Chairman), Tom Bates, Rich LeFebvre, Carolyn Boland, Joe Cummings, Erick Spitzbarth

Meeting called to order by Chairman at 7:00 PM

Minutes from April 20th meeting were reviewed and approved by board as written

Chairman brought to the board's attention 21st Annual Office of Energy and Planning (OEP) Spring Planning and Zoning Conference being held June 4th for those members who wish to learn more about zoning and planning issues. The sign up deadline is May 27.

Chairman presented an application for a voluntary lot merger by Peg McLeod of 5 Duncan Road who wishes to join a 19 acre lot and a one acre contiguous lot resulting in one lot of 20 acres (approximate). Because the lots are owned by the same party and meets all town regulations a public hearing was not necessary. After review by the board Tom Bates moved to approve the merger which was seconded by Joe Cummins and the board unanimously approved.

Chairman suggested that board members give consideration about our sign regulations over the course of the year due to a recent U.S. Supreme Court ruling which disallows regulation of signs based on content alone. For example, commercial signs can no longer be regulated differently than political signs and all signs must be regulated consistently and regardless of content. The Chairman pointed out this ruling negates over 60 years of precedent requiring towns and cities to amend their sign regulations. Nothing needs to be done immediately but the board may need to recommend new sign regulations for the town's consideration at 2016 Town Meeting.

Chairman passed out new building code regulations approved at last town meeting to be included in the board's town planning regulation manuals.

Chairman hearing there was no other business for the board closed the meeting after motion to adjourn passed unanimously.

Minutes respectfully submitted by Richard LeFebvre, Secretary.