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**TOWN OF HANNIBAL  
Planning Board Meeting  
December 4, 2025**

**Planning Board Members Present:** Joseph Melita, Nancy Adamy, Brandon Scruton, Carolyn Deloff

**Secretary:** Shelly Stanton

**Absent:** Chairman Ronald Greenleaf, David Scott

**Public Attendees:** Reagan & Eric Olson, Greg Bess, Michael Ryder

Meeting called to order at 7:06pm by Vice-Chairman Joseph Melita.

The Pledge of Allegiance was said by all.

Roll call was taken.

Reading and approval of November 6, 2025, minutes. A motion to accept the minutes by Nancy Adamy, 2<sup>nd</sup> by Carolyn Deloff, all in favor.

**Communications – None**

**Old Business – None**

**New Business –** Eric and Reagan Olson were present to discuss a subdivision of their property into 2 parcels, 1 main lot and 1 flag lot. There was discussion and advisement from the board to change the line to 100', instead of 82'.

A motion to set a public hearing for a subdivision on January 8, 2026 at 7:15 was made by Joseph Melita, 2<sup>nd</sup> by Brandon Scruton, all in favor.

**Public Hearing 1** – Vice-Chairman Joseph Melita opened the Ryder Subdivision at 7:31. Everything was in order, and there was no further discussion or objections.

**Public Hearing 2** – Vice-Chairman Joseph Melita opened the Scruton Subdivision at 7:31. Everything was in order, and there was no further discussion or objections.

Motion to close and accept the Ryder subdivision made by Nancy Adamy, 2<sup>nd</sup> by Brandon Scruton, all in favor.

A motion to close and accept the Scruton subdivision was made by Joseph Melita, 2<sup>nd</sup> by Carolyn Deloff, all in favor.

Greg Bess was present to discuss his company, Explosive Device Creation & Specialized Ordinance Solutions, which is not a full manufacturing company, but has applied with the ATF for the development of what Mr. Bess describes as a “destructive device”. ATF will need to regulate and Mr. Bess was advised to develop a business plan before proceeding and filing for a special use permit.

Date of the next meeting will be January 8, 2026, at 7:00PM.

At 8:02, a motion to adjourn was made by Carolyn Deloff, 2<sup>nd</sup> by Brandon Scruton, all in favor.

Respectfully submitted,

Shelly Stanton  
Planning Board Secretary