

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: July 7, 2018

Members present: Bob Smith, Chairman
Yoli Gallagher
Tom Cashin
Gavin Maloney
Joyce Bakshi, (Alternate)
Donovan Lajoie (Alternate)

Members absent: Leslie Berlan (excused)

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia Deboer, Video Recorder, Arnie Martel, Brad

Call to Order: The Chairman called the meeting to order at 7:00pm.

Approval of Minutes: Moved by Joyce Bakshi to approve the minutes of May 17, 2018 as written; Tom Cashin seconded. The Chairman noted that the date of the July meeting should be the July 19th instead of the July 12th. Also, Yoli Gallagher pointed out a typo. The motion to approve the Minutes as corrected passed 5-0.

New Business:

- **Joe Stanley, Nason Farm Subdivision Modification:** Mr. Stanley spoke on behalf of the owner, Bill Plante, who is seeking a revision on Lot 7 on the Subdivision plan. Mr. Stanley stated that all but two of the lots are sold and in some stage of being built. The homeowner of Lot 8 built further back on the lot, so when looking at Lot 7, Mr. Plante believes it would be a better idea to build a little more to the North on the lot to allow a buffer and to stay away from the natural drainage on the property. Mr. Stanley added Mr. Plante is asking to shorten the current Lot 7 by 130 feet and add that same amount of square footage to another part of the property. The Chairman asked if the water drainage area formed a bit of a pond during periods of heavy rain. Mr. Stanley explained that 2-3 inches would accumulate, but not a significant amount. He explained that the engineer developed a ditch and culvert system so drainage is good. The Chairman asked if there was a difference in the soil composition of the lots. Mr. Stanley wasn't sure as he hasn't tested the soil but he did say that he didn't believe it changes significantly. When asked about the well and leachfield, Mr. Stanley explained that he didn't change the location of the leachfield, but he did slide the well over a few feet. Gavin Maloney asked if the driveway location would change. Joe Stanley responded that it would not.

The Chairman asked if there were any further questions; being none he asked for a motion. Yoli Gallagher made a motion to accept the modifications to the Nason Road Subdivision. Joyce Bakshi seconded that motion. Motion passed 5-0

- **Dan Archambault Re: Pine Ridge Campground** Dan and Jane Archambault presented engineered plans to the Board for a proposed campground at 84 H Road. Mr. Archambault explained that the engineers developed the plans based on the expectations of the DEP, that it was only 75% complete, and that they are currently waiting on the hydraulic soils report and septic design. The design includes underground utilities, each utility was separated by different colors. Mr. Archambault stated 57 units are planned, which is small by campground standards. He added that there will be sites for RV and tent, and in the future, they plan to possibly add 5 cabins. Mr. Archambault stated that they are about 2 weeks away from getting complete plans from the engineers. The Board scheduled a site walk of the proposed Campground at 6:00 p.m. on Wednesday, June 20th.

Old Business:

- **Informational Session re Proposed Amendments to the Zoning Ordinance:** The CEO discussed the proposed changes and what the differences will be from the current wording. No one from the public was in attendance.

Code Enforcement: The CEO gave an update on Monarch Mountain. He explained that when Monarch Mountain come in for their Conditional Use permit, they had stated that there were no retail sales at the facility. The CEO said that he remembered them stating this more than once in their discussions, but it was not included in their Conditional Use. He added that there have been a couple of complaints and that they have been talked to about starting too early. Ken asked the Board if they thought they thought there should be a condition on the retail sales. The Board agreed not to include the limitation of retail sales as a condition of approval.

Other:

The Board decided the cancel the Planning Board meeting scheduled for July 5, 2018. The next meeting will be held July 19, 2018.

Bob Smith announced that he will be stepping down from the Planning Board as soon as a replacement is found.

Adjournment: The Chairman adjourned the meeting at 8:28 p.m.