

Town of Acton, Maine Planning Board Meeting

MEETING MINUTES

Date: July 18, 2019

Members Present: Joyce Bakshi, Chair
Gavin Maloney
Leslie Berlan
Donovan Lajoie, Executive Secretary (Alternate)
Dennis Long (Alternate)

Members Absent: Tom Cashin, Vice Chair (Excused), Yoli Gallagher (Excused)

Also present: Ken Paul, CEO; Brenda Charland, Land Use Secretary; Kim Stacey- Horn, Selectman Liaison, Mike Corey, Video Recorder, Robin Ham, Jackson Boisse, Darlene Ham, Arnie Martel, Brad Jones, Leah Racini

Call to Order: The Chair called the meeting to order at 7:00 p.m. and declared a quorum.

Approval of Minutes

- **July 18, 2019:** Dennis Long moved to accept the minutes of July 18, 2019 as written. Leslie Berlan seconded; motion passed 4-0.

Old Business

- **Boise, Route 109, Map 241, Lot 006-02, Site Plan Review (Retail/ Storage Facility)-** Jackson Boisse presented final plans to members. Dennis Long moved to sign plans for the Whole Nine Yards. Leslie Berlan seconded; motion passed 4-0.
- **Darlene Ham, Blueberry Hill Farm, Blueberry Hill Farm Road, Map 260, Lot 014; Conditional Use Modification:** The Chair explained that Ms. Ham is applying to modify an existing Conditional Use to include hosting events inside an existing barn on the property. Ms. Ham stated that in the time since members did the site walk, she has submitted plans for a proposed wrap around deck outside of the exits of the barn. Ms. Ham understood that in addition to all existing Conditions, the following would apply as well.
 1. No open flames in the barn
 2. They would need to sure up underneath the Barn
 3. A permit from the Fire Marshalls office would be required
 4. They would need a Building Permit for the change of use.

Dennis Long motioned to accept the application for modification to an existing conditional Use. Leslie Berlan seconded; motion passed 5-0.

- **Martel, Youngs Ridge Road; Proposed 22 Lot Subdivision;** Members reviewed a plan for the proposed 22 Lot Subdivision on Youngs Ridge Road.

Leslie Berlan stated that there is concern for the wildlife in the area, specifically the loons. She stated that with all the new human activity they will be disrupted and there is no place for them to go.

The CEO stated that Southern Maine Regional and Mike Morse, Consultant in Shoreland Zoning, will both be looking into the effects on wildlife in the area.

Dennis Long asked if the new residents will be allowed to have docks at the water for boats.

Mr. Martel stated he is not asking for docks for mooring boats for the home owners at this time. He added he is asking for the road down to the water for the two proposed lots located there and that is all he is asking for at this time.

The CEO asked how many of the homes will be built per year. Mr. Martel stated 3 will be built per year.

Leslie Berlan quoted several sections of the Comprehensive Plan in regards to the roads and wildlife. The CEO stated they will know more about this after consulting with Mike Morse.

Gavin Maloney brought up the stormwater management pond. Brad Jones explained that after Southern Maine regional Planning suggested that it should not be located in the open area, they made 2 smaller ponds, one in the open area and another on the property line of one of the lots.

A site walk is scheduled for August 1, 2019, The Chair suggested Mike Morse attend the site walk with members.

New Business:

- **Steven and Cynthia Murray, 372 Langley Shores Drive, Map 114, Lot 013 Best Practical Location Application:** The Murray's are applying to raise their home at 372 Langley Shores Drive and put a full foundation underneath. The CEO stated the home is currently 60 Feet from the water, 25 feet from the center of the road and 11 feet from the property edges. He added because of all the pavement on the property, stormwater runoff is not good. He suggested the property owner cut some pavement going down to the water and install some stormwater mitigation along the sides. Gavin Maloney said he believed there was not enough information and would like to table this application and have the property owner at the next meeting. Mr. Maloney made a motion for the Planning Board to take a site walk at this location. Motion Failed. The Chair suggested a condition that the property owner get a plan from York County Soil and Water. Gavin Maloney requested another condition be set that some of the concrete be removed and try to revegetate back to 20% of the lot. The Chair stated they should wait to see the plan York County Soil and Water produces and see if that can be done. Dennis Long moved to

accept the Best Practical Location with the condition they get a plan from York County Soil and Water. Donovan Lajoie seconded; motion passed 3-0-2

Housekeeping: The Chair reminded members that bi-weekly Planning Board workshops will resume in September, alternating with the weeks of Planning Board meetings.

Adjournment: The meeting was adjourned at 8:57 p.m.