

ACTON PLANNING BOARD PUBLIC MEETING

July 7, 2011

ROLL CALL – Meeting began at 7:02 pm

Members present were: Chip Venell – Chairman
 Thomas Cashin – Vice Chairman
 Yoli Gallagher
 Jessica Donnell
 Arthur Kelly
 Bob Kane – 1st Alternate

Members absent were:

Also present were: Kenneth Paul, Code Enforcement Office, Larissa Crockett, Chair, Board of Selectmen, and Linda Capristo, Recording Secretary

MINUTES – **Approval of June 16, 2011 minutes.** Motioned by Ms. Gallagher to accept as written, Mr. Cashin seconded – Unanimous Vote.

NEW BUSINESS –

Mr. Cashin provided recent correspondence from Jen Jespersen of F.B. Environmental regarding a draft Stormwater Management Ordinance for the Town of Acton. He reminded the Board that he and Ms. Donnell (as well as Les Ham) are on the joint steering committee with the Town of Wakefield, New Hampshire. Mr. Cashin said that draft was grant funded from the PREP (Piscataqua Regional Estuaries Partnership) and he would like the PB to review the draft so that it could be discussed at a future meeting. Stormwater was a minor discussion to catch up on the project that was started last fall. Mr. Cashin informed the Board of the funding and that the Wakefield side of the committee has somewhat fallen apart. Ms. Jespersen of F.B. would like the Board to take a look at the proposal for Acton over the summer knowing that there will be no decision until June 2012 at the earliest.

Ms. Capristo informed the PB that she has made copies of the latest draft of the Proposed Amendments to the Acton Zoning Ordinance and that everyone should replace the prior version in each of their own notebooks.

Code Office – Best Possible Location – BP 11/12-3, GP 2011-9

Wayne D. & Rebecca L. Turgeon, 815 13th Street, Map & Lot 142-015

Mr. Paul explains to the Board that the Turgeon's would like to demo existing camp and outhouse then construct a 24 x 28 cape on full foundation with an 8 x 22 open deck on sono tubes. The property is located on Mousam Lake and currently 35 feet from the waters edge. The new construction closest point of structure would be 90 feet from water and will include a new septic. Mr. Cashin motioned to accept Mr. Paul's recommendation, Mr. Kelly seconded – Unanimous Vote.

Ms. Crockett representing the B.O.S. informed the committee that the select committee had made a change to the definition of 2nd order streams because they were afraid the ordinance couldn't pass with it as it was. Even

though it had gone through all the hearings and the Planning Board had accepted it. This ruling moves the buffer to 75' on 2nd order streams to 0' on primary streams. Because this move caused a change to the entire ordinance and to the maps, the Selectmen voted to throw the issue back down to the Planning Board to pay for the cost of changes to the maps. Mr. Cashin and Mr. Venell expressed that this was unreasonable and misses the whole point but the Selectmen control the Warrant. Ms. Crockett did express that this issue could be brought up again on a future Warrant such as June 2012. The proposed Zoning Maps for the August 4th Public Hearing on the Proposed Amendments to the Acton Zoning Ordinance and take on the cost of new maps. It was mentioned that Mr. Paul, Mr. Shields and Mr. Cashin recently reviewed wetlands that were questionable on the maps. They also met with Mr. J.T. Lochman of S.M.R.P.C. to discuss the topography and will have updated maps before the August 4th Public Hearing. Ms. Crockett stated that updating the maps will cost between \$350 and \$500. The B.O.S. feels that this cost should be the PB/CEO's responsibility. Mr. Cashin indicated that the B.O.S. asked for the proposed tributary stream changes and questioned if the cost possibly could be split. After a brief discussion about the date on Map 1 and whether to use a sharpie pen to correct, Mr. Cashin motioned to hire S.M.R.P.C. to edit the maps status of streams that feed Acton's Great Ponds to include a new color for secondary streams on Map 2 and the date on Map 1 to be corrected prior to the Special Town Meeting on Thursday, September 29th, 2011. Ms. Donnell seconded Mr. Cashin's motion and the vote was 4-1, Mr. Venell opposing.

UNFINISHED BUSINESS – None.

ADJOURNED - 7:59 pm