

ACTON PLANNING BOARD

Meeting Minutes

DATE: August 21, 2014 (approved September 4, 2014)

ROLL CALL:

Members present: Chip Venell – Chairman
Tom Cashin – Vice Chairman
Yoli Gallagher
Jessica Donnell
Gavin Maloney – Alternate
Robert Smith – Alternate

Members absent: Arthur Kelly

Also present: Ken Paul, CEO; Brenda Charland, Recording Secretary; Virginia DeBoer, Video Recorder; Jake Bartlette, Corner Post Land Surveying; Geoffrey Delsesto, Sherry Delsesto, Joanne Cavanaugh, David Joy, Donald Craigie

1. **August 7, 2014 Minutes:** Motion by Mr. Smith, seconded by Ms. Gallagher to accept the minutes as written. The motion passed unanimously.

2. **New Business: Geoffrey and Sherry DelSesto, 1 Rafferty Drive, Map 113, Lot 018,** Best Practical Location Application requesting to raise structure, build foundation under existing building, construct additions, remove existing addition: In reviewing the application, discussion revealed that the topography of the property may influence whether the structure could be relocated, Board Members decided to conduct a site walk on September 9, 2014 at 6:00 p.m. Members will meet at the Townhall at 5:45 p.m.

Consideration of the application was tabled until after the site walk.

3. **Old Business:**

- **Ash Cove Construction, Route 109, Map 149, Lot 002,** 12th Street Acres Subdivision Application: Board Members discussed issues that were identified during the site walk on August 12th. Primary concerns are based on whether the intention is to allow right of way to Mousam Lake and whether water accumulation in the road will pose a problem,

Mr. Paul explained that right of way criteria requires 250 feet on the water and additional 25 feet for each property awarded the right of way.

Jake Bartlette submitted an updated drawing of the proposed subdivision. Board Members noted that specific information is mandatory as outlined in the Subdivision Ordinance, Article 6, PRELIMINARY PLAN APPLICATION, subsection 6 and they further requested the following information:

1. 5' contours shown on the map;
2. Right of Way issue clarified;
3. Road Commissioner statement regarding the road condition;
4. Stormwater Plan to mitigate road flooding (post construction contour);
5. Driveway locations;
6. Building footprints for each lot.

The applicant requests that the board allow two waivers: *ARTICLE 6. Preliminary Plan Application, subsection d.1. High-Intensity Soil Survey* and subsection *d.2 Hydrogeologic Assessment*. After discussion, Mr. Cashin made the motion to award both waivers as requested on the residential lots only. Ms. Gallagher seconded the motion. The motion passed unanimously.

- **Stormwater Management Subcommittee:** Review of the proposed draft was tabled until the meeting scheduled on September 4, 2014.

4. **Adjournment:** The meeting adjourned at 8:22 p.m.