

Town of Acton, Maine

Planning Board Meeting

MEETING MINUTES

DATE: September 1, 2016 (approved September 15, 2016)

ROLL CALL:

Members Present: Bob Smith - Chairman
Gavin Maloney
Yoli Gallagher
Leslie Berlan, Alternate
Lincoln Marston, Alternate

Members Absent: Tom Cashin – Vice Chairman (excused)
Skip Scott

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

The Chairman convened the meeting at 7:00 p.m. and declared a quorum.

Approval of Minutes: Moved by Gavin Maloney, seconded by Leslie Berlan, to approve the Minutes of the Meeting of August 18, 2016 as written. Mr. Maloney noted that when discussing the four districts listed in the Land Use Chart in the Ordinance relative to timber harvesting under Old Business, his statement was that timber harvesting requires a forester not that it is “allowed” as written in the Minutes. The motion to approve the Minutes of August 4, 2016 as amended passed 5-0.

Old Business:

- **Acton Zoning Ordinance Section 1.4.11.2:** Ken Paul reminded Board Members that this section of the Zoning Ordinance specifically addresses allowing a 30% expansion over the lifetime of structures that existed prior to 1989 in the Shoreland Zone within one-hundred feet of the shoreline. However, the Ordinance does not include allowing structure expansion within the Resource Protection Districts outside of the Shoreland Zone. He noted that structures within the Shoreland Zone are generally very small but structures that exist in Resource Protection Districts would probably be larger so if the Board considers amending this Section, they could set a cap. He stated that property owners could not encroach the Resource Protection areas more than already exists.

The Chairman inquired if more storm water mitigation would be a benefit if this change were proposed. Mr. Paul noted that he is already requiring implementing storm water mitigation when permits are pulled for projects where it would be necessary.

Consensus of the Board was to delay further discussion until there is a full Board present.

- **Acton Zoning Ordinance Section 2.7:** Gavin Maloney explained that his concern with this Section of the Ordinance is that the Land Use Chart does not correspond with footnote

number four. Mr. Paul stated that the current requirement for timber harvesting requires either retaining a forester to plan the cutting or apply to the Planning Board for a Conditional Use Permit. He noted that footnote number four states that when a property spans across two different Districts, one of them being Shoreland, the forester must plan the cutting for the entire site.

Gavin Maloney expressed the opinion that either of two options should be considered:

#1: any timber harvesting anywhere in Town that entails ten acres or more would require retaining a forester; or

#2. any timber harvesting that occurs in the Shoreland Zone or Little Ossipee Zone requires retaining a forester.

Consensus of the Board was to delay further discussion until there is a full Board present.

New Business: None

Other: Bob Smith raised the subject of solar panels and wondered if this is a subject that should be discussed for possible inclusion in the Ordinance. Board Members expressed interest in including the subject of renewable at a future agenda.

Code Enforcement: Mr. Paul informed the Board that Pepin and Sons have applied to meet with the Board with a preliminary application for gravel pit expansion and will probably be ready to be heard at the meeting of September 15th.

Adjournment: The Chairman adjourned the meeting at 7:45 p.m.