

Town of Acton Planning Board Meeting

Thursday, July 15, 2021, 6:00 pm

MEETING MINUTES (Approved 08/05/2021)

Members Present: Christopher Whitman, Chairman; Gavin Maloney, Vice-Chair; Patricia Pearson, John Qua, Bernard Broder

Also Present: Ashley Flynn, Jason Sevigny, Jean Theurkauf, Tyler Matthews

Call to Order: The Chairman opened the Planning Board Meeting at 6:03 pm.

Approval of Minutes: John Qua made a motion to approve the minutes of June 17, 2021, and July 1, 2021. Bernard Broder seconded the motion; All in favor- motion carried.

OLD Business

- **Whitetail Ridge Properties LLC;** Proposed 2 House Subdivision; Map 251 Lot 008 Sub 001: The Chairman started the discussion by asking Ashley if the Whitetail family came forward with anything new. Ashley replied no. Gavin brought the Board's attention to the deed. If the Whitetail family conveys the back lot to Waterhouse, it is going to trigger another subdivision review by the Board. The Board agreed to cancel the Public Hearing on July 22, 2021, and have the Whitetail family come in to move forward in the process. **Gavin Maloney made a motion to postpone the Public Hearing on July 22, 2021, to a later date. John Qua seconded, all in favor- Motion carried.**

NEW Business

- **Best Possible Location:** Jean Theurkauf; Map 112 Lot 042: Jean explained to the Board about her old camp. Her goal is to center the new house on the hill to not disturb the land. Jean showed the Board a map of the layout of the new camp. The Board and Jean discussed the setbacks while they looked at the layout of the land. **John Qua made a motion to approve the Best Practical Location at a setback no closer than 47 feet. Patricia Pearson seconded, 4-0-1. Motions passed. Broder abstained due to lack of information.**
- **Soltage Email:** Jason Sevigny spoke to the Board that Soltage is looking for consideration for their escrow account and looking to be on the next Planning Board agenda.

- **Escrow Review / Email from Treasurer:** Whitetail's account with an original \$300 deposit had fallen behind with the NorthStar recent bill making them in the negative of \$270. The Planning Board deliberated on the account. **Bernard Broder made a motion that the escrow account is increased to thousand dollars (\$1000) total, requesting an additional seven hundred dollars (\$700).** The Board opened up into a discussion about NorthStar. **Gavin Maloney seconded. All in favor-motion carried.**

Gavin Maloney made a motion that when considering future applications, the Planning Board take a vote before bringing in the consultant based on the recommendation from the Land Use Office. Bernard Broder seconded. All in favor- motion carried.

John Qua made a motion to adjourn Bernard Broder seconded. All in favor- motion carried.

Adjournment